Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/12 MOORE AVENUE CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$695,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	Unit	Suburb	Croydon
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/35 NORMAN ROAD CROYDON VIC 3136	710000	01-Sep-25
11/18-20 LOUISA STREET CROYDON VIC 3136	725000	04-Oct-25
3/40-42 HULL ROAD CROYDON VIC 3136	740000	18-Oct-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 November 2025

Naiomi Bentley
P 98769001
M 0404036044
E nbentley@hockingstuart.com.au



3/35 NORMAN ROAD CROYDON VIC 3136

3 1 1

Sold Price **710000** Sold Date **01-Sep-25**

Distance **1km**



11/18-20 LOUISA STREET CROYDON VIC 3136

3 1 1

Sold Price RS **725000** Sold Date **04-Oct-25**

Distance **1.12km**



3/40-42 HULL ROAD CROYDON VIC 3136

3 1 1

Sold Price RS **740000** Sold Date **18-Oct-25**

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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