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	20/12-22 Cutts Avenue, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $600,000 & $640,000

Median sale price

Median price $715,000 Property Type Unit Suburb Croydon

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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
1	3/11-13 The Pass CROYDON 3136	$570,000	29/12/2025
2	4/4 Starcross Av CROYDON 3136	$615,000	03/12/2025
3	3/68 Mt Dandenong Rd RINGWOOD EAST 3135	$550,000	22/11/2025

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 six months.~~

This Statement of Information was prepared on: 13/02/2026 12:07

20/12-22 Cutts Avenue, Croydon Vic 3136

JellisCraig

Cameron Petts
0498 197 910
cameronpetts@jelliscraig.com.au



2 1 1

Property Type: Unit
Land Size: 243 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $640,000
Median Unit Price
December quarter 2025: $715,000

Comparable Properties



3/11-13 The Pass CROYDON 3136 (REI)

2 1 2

Price: $570,000
Method: Private Sale
Date: 29/12/2025
Property Type: Unit
Land Size: 126 sqm approx

Agent Comments



4/4 Starcross Av CROYDON 3136 (REI/VG)

2 1 1

Price: $615,000
Method: Private Sale
Date: 03/12/2025
Property Type: Unit
Land Size: 149 sqm approx

Agent Comments



3/68 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 22/11/2025
Property Type: Unit

Agent Comments

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