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	12/35-43 KENT 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	$625,000	&	$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	Unit	Suburb	Croydon
Period-from	01 Apr 2025	to	31 Mar 2026	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
2/49-51 BEAUFORT ROAD CROYDON VIC 3136	650000	18-Apr-26
2/8 ELLESMERE AVENUE CROYDON VIC 3136	657000	18-Feb-26
2/21 NURSERY ROAD CROYDON VIC 3136	675000	02-Mar-26

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: 22 April 2026

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2/49-51 BEAUFORT ROAD CROYDON VIC 3136

2 1 1

Sold Price RS 650000 Sold Date 18-Apr-26

Distance 1.82km



2/8 ELLESMERE AVENUE CROYDON VIC 3136

2 1 2

Sold Price 657000 Sold Date 18-Feb-26

Distance 0.35km



2/21 NURSERY ROAD CROYDON VIC 3136

2 1 1

Sold Price RS 675000 Sold Date 02-Mar-26

Distance 1.08km

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

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