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 Broughton Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $970,000 & $1,050,000

Median sale price

Median price $960,000 Property Type House Suburb Croydon

Period - From 01/07/2025 to 30/06/2026 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	13 Melton Gr CROYDON 3136	$1,020,000	05/04/2026
2	21 Binbrook Dr CROYDON 3136	$1,155,000	25/03/2026
3	7 Broughton Av CROYDON 3136	$990,000	16/02/2026

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: 17/07/2026 11:05

12 Broughton Avenue, Croydon Vic 3136

FLETCHERS



3 1 4

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$970,000 - $1,050,000
Median House Price
Year ending June 2026: $960,000

Comparable Properties



13 Melton Gr CROYDON 3136 (REI/VG)

3 1 2

Price: $1,020,000
Method: Private Sale
Date: 05/04/2026
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

Also located in a similar pocket of Croydon with the same amenities, additionally this property has the potential for subdivision potential alike to the target property. Alternatively this property has a slightly worst internal and external presentation than the target



21 Binbrook Dr CROYDON 3136 (REI)

3 1 1

Price: $1,155,000
Method: Auction Sale
Date: 25/03/2026
Property Type: House (Res)
Land Size: 865 sqm approx

Agent Comments

Located in the same vicinity, however is in a more dated state than the target property. Alternatively this property is located further away from the main road and hwy. Also having subdivision potential in a sought after location in Croydon.



7 Broughton Av CROYDON 3136 (REI/VG)

3 1 1

Price: $990,000
Method: Private Sale
Date: 16/02/2026
Property Type: House (Res)
Land Size: 990 sqm approx

Agent Comments

Located on the exact same road, additionally is located on a slightly larger land size. Would be considered to be in a worst or more dated condition than the target property. However has the same configuration.

Account - Fletchers | P: 03 9836 2626

REIV THE DIFFERENCE

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