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	1/17 Allaware Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $615,000 & $675,000

Median sale price

Median price $730,000 Property Type Unit Suburb Croydon

Period - From 01/07/2025 to 30/09/2025 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	7/40-44 Lusher Rd CROYDON 3136	$695,000	15/09/2025
2	2/30 Liverpool Rd KILSYTH 3137	$670,000	22/08/2025
3	2/15 Emma Rd CROYDON 3136	$650,000	28/06/2025

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: 24/12/2025 15:30

1/17 Allaware Avenue, Croydon Vic 3136



Property Type:
Agent Comments

Indicative Selling Price
$615,000 - $675,000
Median Unit Price
September quarter 2025: $730,000

Comparable Properties



7/40-44 Lusher Rd CROYDON 3136 (REI)

3 | 1 | 1

Agent Comments

Price: $695,000
Method: Private Sale
Date: 15/09/2025
Property Type: Unit
Land Size: 238 sqm approx



2/30 Liverpool Rd KILSYTH 3137 (VG)

3 | - | -

Agent Comments

Price: $670,000
Method: Sale
Date: 22/08/2025
Property Type: Flat/Unit/Apartment (Res)



2/15 Emma Rd CROYDON 3136 (REI/VG)

3 | 1 | 2

Agent Comments

Price: $650,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit
Land Size: 203 sqm approx

Account - Woodards | P: 0390563899

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