## 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
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$695,000	Prop	perty type Unit		Unit	Suburb	Croydon
Period-from	01 Nov 2024	to	31 Oct 2	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





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3/35 NORMAN ROAD CROYDON VIC 3136 Sold Price

710000 Sold Date 01-Sep-25

Distance

1km

11/18-20 LOUISA STREET CROYDON VIC 3136

CROTDON VIC 3130

**■** 3

Sold Price

Sold Price

725000 Sold Date 04-Oct-25

Distance 1.12km



3/40-42 HULL ROAD CROYDON VIC 3136

**■** 3 **►** 1 **□** 1

740000 Sold Date 18-Oct-25

Distance 0.44km

RS = Recent sale UN = Undisclosed Sale

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