

# 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

2/27 Central Avenue, Croydon South Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$680,000

### Median sale price

Median price \$770,000 Property Type Unit Suburb Croydon South

Period - From 01/01/2024 to 31/12/2024 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	3/13 Lindel Ct CROYDON 3136	\$659,950	07/11/2024
2	13/20 Lusher Rd CROYDON 3136	\$650,000	18/10/2024
3	12/375 Dorset Rd CROYDON 3136	\$657,250	17/09/2024

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:

04/03/2025 15:20



Property Type:  
Agent Comments

Indicative Selling Price  
\$620,000 - \$680,000  
Median Unit Price  
Year ending December 2024: \$770,000

## Comparable Properties



3/13 Lindel Ct CROYDON 3136 (REI/VG) Agent Comments  
2 1 1

Price: \$659,950  
Method: Private Sale  
Date: 07/11/2024  
Property Type: Unit  
Land Size: 206 sqm approx

13/20 Lusher Rd CROYDON 3136 (VG) Agent Comments  
2 - -

Price: \$650,000  
Method: Sale  
Date: 18/10/2024  
Property Type: Strata Unit/Flat



12/375 Dorset Rd CROYDON 3136 (REI/VG) Agent Comments  
2 1 1

Price: \$657,250  
Method: Private Sale  
Date: 17/09/2024  
Property Type: Unit  
Land Size: 250 sqm approx

Account - Barry Plant | P: 03 9735 3300



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