

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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2025

to

28 Feb 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

2/21 NURSERY ROAD CROYDON VIC 3136	675000	02-Mar-26
6/300-304 DORSET ROAD CROYDON VIC 3136	685000	28-Jan-26
5/290 MAROONDAH HIGHWAY CROYDON VIC 3136	685000	28-Feb-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: 17 March 2026



**2/21 NURSERY ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

^{RS} **675000** Sold Date **02-Mar-26**

Distance **1.08km**



**6/300-304 DORSET ROAD
CROYDON VIC 3136**

2 1 1

Sold Price

^{RS} **685000** Sold Date **28-Jan-26**

Distance **1.31km**



**5/290 MAROONDAH HIGHWAY
CROYDON VIC 3136**

2 1 1

Sold Price

Sold Date **28-Feb-26**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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