

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

17/12-22 CUTTS 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

\$680,000

&

\$730,000

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

Address of comparable property	Price	Date of sale
1/43-45 BEAUFORT ROAD CROYDON VIC 3136	\$685,000	06-Feb-26
34/12-22 CUTTS AVENUE CROYDON VIC 3136	\$730,000	20-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: 31 March 2026



**1/43-45 BEAUFORT ROAD
CROYDON VIC 3136**

3 1 2

Sold Price **\$685,000** Sold Date **06-Feb-26**

Distance **0.2km**



**34/12-22 CUTTS AVENUE
CROYDON VIC 3136**

3 1 2

Sold Price ^{RS} **\$730,000** Sold Date **20-Feb-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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