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	15/35-43 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	$600,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	Unit	Suburb	Croydon
Period-from	01 Sep 2025	to	31 Aug 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
12/35-43 KENT AVENUE CROYDON VIC 3136	$650,000	03-May-26
3/22 SURREY ROAD WEST CROYDON VIC 3136	$635,000	30-Jun-26
4/20 NORMAN ROAD CROYDON VIC 3136	$670,000	31-Mar-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: 21 September 2026

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12/35-43 KENT AVENUE CROYDON VIC 3136

2 1 1

Sold Price **$650,000** Sold Date **03-May-26**

Distance **0km**

3/22 SURREY ROAD WEST CROYDON VIC 3136

2 1 1

Sold Price **$635,000** Sold Date **30-Jun-26**

Distance **0.71km**

4/20 NORMAN ROAD CROYDON VIC 3136

2 1 1

Sold Price RS **$670,000** Sold Date **31-Mar-26**

Distance **0.84km**

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

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