

## 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

35 GLEN AVENUE CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Croydon

Period-from

01 Aug 2024

to

31 Jul 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 12 WOODLAND AVENUE CROYDON VIC 3136 | \$1,210,000 | 08-Apr-25 |
| 26A PLUMER STREET CROYDON VIC 3136  | \$1,230,000 | 28-Jun-25 |
| 18-20 ALTO AVENUE CROYDON VIC 3136  | \$1,134,000 | 19-Jun-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 August 2025



## 12 WOODLAND AVENUE CROYDON VIC 3136

 5  2  4

Sold Price **\$1,210,000** Sold Date **08-Apr-25**

Distance **0.28km**



## 26A PLUMER STREET CROYDON VIC 3136

 4  2  4

Sold Price <sup>RS</sup> **\$1,230,000** Sold Date **28-Jun-25**

Distance **1.31km**



## 18-20 ALTO AVENUE CROYDON VIC 3136

 3  1  3

Sold Price <sup>RS</sup> **\$1,134,000** Sold Date **19-Jun-25**

Distance **0.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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