

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

25/12-22 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,250

Property type

Unit

Suburb

Croydon

Period-from

01 Dec 2024

to

30 Nov 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

3/12-22 CUTTS AVENUE CROYDON VIC 3136	\$736,000	22-Sep-25
10/40-44 LUSHER ROAD CROYDON VIC 3136	\$740,000	04-Sep-25
8/66 OBAN ROAD RINGWOOD VIC 3134	\$738,000	15-Sep-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: 10 December 2025



3/12-22 CUTTS AVENUE CROYDON VIC 3136

Sold Price

\$736,000

Sold Date

22-Sep-25

 2

 1

 1

Distance

0km



10/40-44 LUSHER ROAD CROYDON VIC 3136

Sold Price

\$740,000

Sold Date

04-Sep-25

 3

 1

 1

Distance

1.64km



8/66 OBAN ROAD RINGWOOD VIC 3134

Sold Price

\$738,000

Sold Date

15-Sep-25

 3

 1

 2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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