

# 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 Beatty Avenue, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$983,500 Property Type House Suburb Croydon

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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 six 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
1	9 Beatty Av CROYDON 3136	\$1,120,000	07/01/2026
2	67a Diane Cr CROYDON 3136	\$1,060,000	09/12/2025
3	79a Hull Rd CROYDON 3136	\$1,016,000	14/11/2025

**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 six months.~~

This Statement of Information was prepared on:

26/03/2026 11:27



**Property Type:** House (Res)  
**Land Size:** 423 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 December quarter 2025: \$983,500

## Comparable Properties



**9 Beatty Av CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 07/01/2026  
**Property Type:** House  
**Land Size:** 400 sqm approx



**67a Diane Cr CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** House  
**Land Size:** 422 sqm approx



**79a Hull Rd CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$1,016,000  
**Method:** Sold Before Auction  
**Date:** 14/11/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 256 sqm approx

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