

## 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

2/17 KARINGAL STREET CROYDON NORTH 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

\$595,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

2/10 JEREMIC COURT CROYDON NORTH VIC 3136	\$620,000	19-Dec-24
5/14 PATRICK AVENUE CROYDON NORTH VIC 3136	\$641,000	30-Nov-24
6/14 HUMBER ROAD CROYDON NORTH VIC 3136	\$670,000	19-Dec-24

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: 01 April 2025



**2/10 JEREMIC COURT CROYDON  
NORTH VIC 3136**

2 1 1

Sold Price

**\$620,000**

Sold Date

**19-Dec-24**

Distance

**0.61km**



**5/14 PATRICK AVENUE CROYDON  
NORTH VIC 3136**

2 1 1

Sold Price

**\$641,000**

Sold Date

**30-Nov-24**

Distance

**0.86km**



**6/14 HUMBER ROAD CROYDON  
NORTH VIC 3136**

2 1 1

Sold Price

**\$670,000**

Sold Date

**19-Dec-24**

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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