

# 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

125 Nangathan Way, 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)

Range between \$1,020,000

&

\$1,120,000

### Median sale price

Median price \$1,112,000

Property Type House

Suburb Croydon North

Period - From 01/04/2024

to

30/06/2024

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	24 Baddeley Cirt CROYDON 3136	\$1,050,000	13/09/2024
2	10 Charles Smith Dr WONGA PARK 3115	\$1,130,000	10/09/2024
3	9 Hillview Ct CROYDON HILLS 3136	\$1,100,000	04/09/2024

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:

03/10/2024 10:24

125 Nangathan Way, Croydon North Vic 3136



4 2 2

**Property Type:** House  
**Land Size:** 681 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,020,000 - \$1,120,000  
**Median House Price**  
June quarter 2024: \$1,112,000

## Comparable Properties



**24 Baddeley Cirt CROYDON 3136 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 13/09/2024  
**Property Type:** House (Res)  
**Land Size:** 576 sqm approx



**10 Charles Smith Dr WONGA PARK 3115 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,130,000  
**Method:** Expression of Interest  
**Date:** 10/09/2024  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx



**9 Hillview Ct CROYDON HILLS 3136 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 04/09/2024  
**Property Type:** House  
**Land Size:** 707 sqm approx

**Account - Vogl & Walpole Estate Agents | P: 03 8580 6200**



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