

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

7 Neuparth Road, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,080,000 Property Type House Suburb Croydon North

Period - From 01/01/2024 to 31/12/2024 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	23 Rosemary Av CROYDON HILLS 3136	\$1,215,000	12/12/2024
2	8 Mulgrave Way CROYDON NORTH 3136	\$1,157,500	01/12/2024
3	26 Lakeside Cr CROYDON HILLS 3136	\$1,234,567	29/11/2024

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:

21/01/2025 16:02



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Property Type: House (Previously Occupied - Detached)
Land Size: 954 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending December 2024: \$1,080,000

Comparable Properties



23 Rosemary Av CROYDON HILLS 3136 (REI)

Agent Comments

4 2 3

Price: \$1,215,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 890 sqm approx



8 Mulgrave Way CROYDON NORTH 3136 (REI)

Agent Comments

3 2 2

Price: \$1,157,500
Method: Private Sale
Date: 01/12/2024
Property Type: House
Land Size: 719 sqm approx



26 Lakeside Cr CROYDON HILLS 3136 (REI)

Agent Comments

4 3 2

Price: \$1,234,567
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 708 sqm approx

Account - Ray White Croydon | P: 03 9725 7444



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