

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

1/47 Humber Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$685,000 & \$730,000

Median sale price

Median price \$725,000 Property Type Unit 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	2/48 Dorset Rd CROYDON 3136	\$720,000	11/02/2025
2	90 Amadeo Way CHIRNSIDE PARK 3116	\$725,000	11/11/2024
3	54 Lee Ann Cr CROYDON 3136	\$727,500	01/10/2024

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: 17/02/2025 14:25



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$685,000 - \$730,000

Median Unit Price

Year ending December 2024: \$725,000

Comparable Properties



2/48 Dorset Rd CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$720,000

Method: Private Sale

Date: 11/02/2025

Property Type: Townhouse (Single)

Land Size: 177 sqm approx



90 Amadeo Way CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 3  2  1

Price: \$725,000

Method: Private Sale

Date: 11/11/2024

Property Type: House (Res)



54 Lee Ann Cr CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$727,500

Method: Private Sale

Date: 01/10/2024

Property Type: House

Land Size: 389 sqm approx

Account - Barry Plant | P: 03 9735 3300