

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

2/2 Paterson Street, Croydon North VIC 3136

Indicative selling price

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

Range between

\$920,000

&

\$1,000,000

Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Croydon North

Period - From

22/10/2024

to

22/04/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
64a Lincoln Road Croydon VIC	\$925,000	17/11/2024

This Statement of Information was prepared on:

22/04/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

2/2 Paterson Street, Croydon North VIC 3136



4 2 2

Property Type: Unit
Jo Parker

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Indicative Selling Price
\$920,000 - \$1,000,000
Median House Price
Year ending May 2025: \$740,000

Comparable Properties

64a Lincoln Road Croydon VIC



4 2 2

Price: \$925,000
Date: 17/11/2024
Property Type: Unit
Land Size: 283.008263 sqm approx

Account - Woodards Croydon | P: 9056 3899