

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

2/52 Patrick Avenue, Croydon North, Vic 3136

Indicative selling price

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

Single price \$650,000

Median sale price

Median price

\$698,000

Property type

Unit

Suburb

Croydon North

Period - From

01/01/2025

to

31/12/2025

Source



PropTrack

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
4/71 Exeter Road, Croydon North, VIC 3136	\$666,000	23/12/2025
3/73 Bonnie View Road, Croydon North, VIC 3136	\$693,000	20/11/2025
4/64-66 Bonnie View Road, Croydon North, VIC 3136	\$695,000	10/09/2025

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: 20/01/2026