

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 4/14 PATRICK AVENUE CROYDON NORTH 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$625,000 & \$675,000

Median sale price

Median price \$700,000 Property type Unit Suburb Croydon North

Period - From 01 Nov 2024 to 31 Oct 2025 Source Cotality

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
3/14 Patrick Avenue Croydon North 3136	\$665,000	11 th June 2025
8/14 Patrick Avenue Croydon North 3136	\$650,000	29 th Aug 2025
4/64-66 Bonnie View Road Croydon North 3136	\$695,000	10 th Sept 2025

This Statement of Information was prepared on:

13th November 2025