

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

5 PANORAMA DRIVE CROYDON NORTH VIC 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

\$1,120,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,035,000

Property type

House

Suburb

Croydon North

Period-from

01 Dec 2024

to

30 Nov 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 6 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 MORANO COURT CROYDON NORTH VIC 3136	\$1,152,000	22-Nov-25
47 NANGATHAN WAY CROYDON NORTH VIC 3136	\$1,125,000	06-Nov-25
15 PIEDMONT COURT CROYDON NORTH VIC 3136	\$1,160,000	29-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 01 December 2025

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**4 MORANO COURT CROYDON
NORTH VIC 3136**

4 2 2

Sold Price ^{RS} **\$1,152,000** Sold Date **22-Nov-25**

Distance **1.63km**



**47 NANGATHAN WAY CROYDON
NORTH VIC 3136**

4 2 2

Sold Price ^{RS} **\$1,125,000** Sold Date **06-Nov-25**

Distance **0.64km**



**15 PIEDMONT COURT CROYDON
NORTH VIC 3136**

3 2 2

Sold Price ^{RS} **\$1,160,000** ^{UN} Sold Date **29-Oct-25**

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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