

## 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

7/13-15 MEADOW ROAD CROYDON NORTH VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$610,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

5/13-15 MEADOW ROAD CROYDON NORTH VIC 3136	\$650,000	18-Feb-25
1/343 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$620,000	01-Dec-24
2/10 JEREMIC COURT CROYDON NORTH VIC 3136	\$620,000	19-Dec-24

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: 29 April 2025



5/13-15 MEADOW ROAD CROYDON NORTH VIC 3136

Sold Price

\$650,000

Sold Date

18-Feb-25

2

1

2

Distance

0km



1/343 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136

Sold Price

\$620,000

Sold Date

01-Dec-24

2

1

1

Distance

0.2km



2/10 JEREMIC COURT CROYDON NORTH VIC 3136

Sold Price

Sold Date

19-Dec-24

2

1

1

Distance

0.25km



1/110 DORSET ROAD CROYDON VIC 3136

Sold Price

\$635,000

Sold Date

22-Feb-25

2

1

1

Distance

0.57km



4/55 SURREY ROAD EAST CROYDON VIC 3136

Sold Price

\$640,000

Sold Date

25-Feb-25

2

1

1

Distance

1.55km



3/29 HAIG STREET CROYDON VIC 3136

Sold Price

\$610,000

Sold Date

23-Dec-24

2

1

1

Distance

1.98km

RS = Recent sale
 UN = Undisclosed Sale

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