

## 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

8/14 PATRICK AVENUE 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

\$625,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$726,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Aug 2024

to

31 Jul 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

3/14 PATRICK AVENUE CROYDON NORTH VIC 3136	\$665,000	11-Jun-25
2/2-4 WARRIEN ROAD CROYDON NORTH VIC 3136	\$645,000	26-Jul-25
2/17 KARINGAL STREET CROYDON NORTH VIC 3136	\$640,000	14-May-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: 25 August 2025


**3/14 PATRICK AVENUE CROYDON  
NORTH VIC 3136**

 2  1  1

Sold Price

**\$665,000**

Sold Date

**11-Jun-25**

Distance

**0km**

**2/2-4 WARRIEN ROAD CROYDON  
NORTH VIC 3136**

 2  1  1

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date

**26-Jul-25**

Distance

**0.84km**

**2/17 KARINGAL STREET CROYDON  
NORTH VIC 3136**

 2  1  1

Sold Price

**\$640,000**

Sold Date

**14-May-25**

Distance

**0.86km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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