

## 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

9/14 PATRICK AVENUE CROYDON NORTH VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$565,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$699,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Oct 2024

to

30 Sep 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

5/63-65 SURREY ROAD EAST CROYDON VIC 3136	\$622,000	13-May-25
3/34 KARINGAL STREET CROYDON NORTH VIC 3136	\$625,000	12-Jun-25
2/14 CLEMENT CRESCENT CROYDON VIC 3136	\$595,000	07-Jul-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 October 2025



**5/63-65 SURREY ROAD EAST  
CROYDON VIC 3136**

 2  1  1

Sold Price **\$622,000** Sold Date **13-May-25**

Distance **1.76km**



**3/34 KARINGAL STREET  
CROYDON NORTH VIC 3136**

 2  1  1

Sold Price **\$625,000** Sold Date **12-Jun-25**

Distance **1.01km**



**2/14 CLEMENT CRESCENT  
CROYDON VIC 3136**

 2  1  1

Sold Price **\$595,000** Sold Date **07-Jul-25**

Distance **1.16km**

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

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