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 (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	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
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
3/34 KARINGAL STREET CROYDON NORTH VIC 3136	$625,000	12-Jun-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.~~

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2/2-4 WARRIEN ROAD CROYDON NORTH VIC 3136

2 1 1

Sold Price **$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**

3/34 KARINGAL STREET CROYDON NORTH VIC 3136

2 1 1

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

Distance **1.01km**

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

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