

# 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

### Indicated 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 \$565,000 & \$620,000

### Median sale price

Median price \$721,000 Property type Unit Suburb Croydon North

Period - From 01/12/2024 to 08/04/2025 Source CORELOGIC

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1/343 Maroondah Highway, Croydon North, Vic 3136	\$ 620,000	01/12/2024
3/34 Karingal Street, Croydon North, Vic 3136	\$620,000	12/06/2025
2/2-4 Warriën Road, Croydon North, Vic 3136	\$645,000	26/07/2025

This Statement of Information was prepared on: 03/07/2025