

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 2/14 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 \$675,000 & \$730,000

Median sale price

Median price \$726,000 Property type UNIT Suburb CROYDON NORTH

Period - From 01/8/2024 to 31/07/2025 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 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
2/343 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$745,500	27-Mar-25
13 HUBBLE ROAD CROYDON VIC 3136	\$725,000	17-May-25
16 SPRIGGS DRIVE CROYDON VIC 3136	\$675,000	08-Apr-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 six months.~~

This Statement of Information was prepared on: 12/8/2025