# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	58 Patrick Avenue, Croydon North Vic 3136
Including suburb and	
postcode	

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$830,000	&	\$890,000
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## Median sale price

Median price	\$1,101,000	Pro	perty Type	House		Suburb	Croydon North
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

#### 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

Au	uress of comparable property	1 1100	Date of Sale
1	6 Yarra Rd CROYDON NORTH 3136	\$926,000	13/06/2025
2	53 Smith Av CROYDON 3136	\$880,000	26/05/2025
3	4 Terrung Ct CROYDON NORTH 3136	\$843,000	21/03/2025

#### 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:	23/07/2025 13:02



Date of sale

# **JellisCraig**

Matt Lockyer 9870 6211 0411 274 496 matthewlockyer@jelliscraig.com.au

> **Indicative Selling Price** \$830,000 - \$890,000 **Median House Price** June quarter 2025: \$1,101,000





Property Type: House Land Size: 864 sqm approx **Agent Comments** 

# Comparable Properties



6 Yarra Rd CROYDON NORTH 3136 (REI)







Agent Comments

Price: \$926,000 Method: Private Sale Date: 13/06/2025

Property Type: House (Res) Land Size: 864 sqm approx



53 Smith Av CROYDON 3136 (REI/VG)







Agent Comments

Price: \$880,000 Method: Private Sale Date: 26/05/2025 Property Type: House Land Size: 836 sqm approx



4 Terrung Ct CROYDON NORTH 3136 (REI/VG)







**Agent Comments** 

Price: \$843.000 Method: Private Sale Date: 21/03/2025

Property Type: House (Res) Land Size: 869 sqm approx

Account - Jellis Craig | P: 03 9870 6211





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