

# 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	58 Patrick Avenue, Croydon North Vic 3136
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000 & \$890,000

### Median sale price

Median price	\$1,101,000	Property 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		Price	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

Matt Lockyer

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3 bedrooms 1 bathroom 2 cars

**Property Type:** House

**Land Size:** 864 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$830,000 - \$890,000

**Median House Price**

June quarter 2025: \$1,101,000

## Comparable Properties



**6 Yarra Rd CROYDON NORTH 3136 (REI)**

**Agent Comments**

3 bedrooms 1 bathroom 2 cars

**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**

3 bedrooms 1 bathroom 2 cars

**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**

3 bedrooms 1 bathroom 2 cars

**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