

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

146 Nangathan Way, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,020,000

&

\$1,120,000

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	154 Nangathan Way CROYDON NORTH 3136	\$1,120,000	28/06/2025
2	66 Power St CROYDON NORTH 3136	\$1,160,000	29/05/2025
3	1 The Dell CROYDON NORTH 3136	\$1,101,000	06/05/2025

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:

18/07/2025 11:01



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,020,000 - \$1,120,000

Median House Price

June quarter 2025: \$1,101,000

Comparable Properties



154 Nangathan Way CROYDON NORTH 3136 (REI)

Agent Comments

5 2 2

Price: \$1,120,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 644 sqm approx



66 Power St CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,160,000

Method: Private Sale

Date: 29/05/2025

Property Type: House

Land Size: 836 sqm approx



1 The Dell CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,101,000

Method: Private Sale

Date: 06/05/2025

Property Type: House (Res)

Land Size: 665 sqm approx

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