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	&	\$1,120,0	00				
Median sale price								
Median price \$	61,101,000	Property Type	House	Suburb	Croydon North			
Period - From	1/04/2025	to 30/06/2025	So	urce 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.

Ad	dress 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









Property Type: House Agent Comments Matt Lockyer 9870 6211 0411 274 496 matthewlockyer@jelliscraig.com.au

> 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) 1 5 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 2	Agent Comments
	66 Power St CROYDON NORTH 3136 (REI/VG) 4 2 2 2 Price: \$1,160,000 Method: Private Sale Date: 29/05/2025 Property Type: House Land Size: 836 sqm approx	Agent Comments
heir	1 The Dell CROYDON NORTH 3136 (REI/VG) 4 2 2 2 Price: \$1,101,000 Method: Private Sale Date: 06/05/2025 Property Type: House (Res) Land Size: 665 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9870 6211



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