

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

3/26 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Aug 2024

to

31 Jul 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 6 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

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 6 months.

This Statement of Information was prepared on: 07 August 2025



**2/343 MAROONDAH HIGHWAY
CROYDON NORTH VIC 3136**

 3  2  2

Sold Price

\$745,500

Sold Date

27-Mar-25

Distance

0.6km



**13 HUBBLE ROAD CROYDON VIC
3136**

 3  2  1

Sold Price

\$725,000

Sold Date

17-May-25

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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