

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

9/14 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Oct 2024

to

30 Sep 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

2/2-4 WARRIEN ROAD CROYDON NORTH VIC 3136	\$645,000	26-Jul-25
2/17 KARINGAL STREET CROYDON NORTH VIC 3136	\$640,000	14-May-25
3/34 KARINGAL STREET CROYDON NORTH VIC 3136	\$625,000	12-Jun-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: 10 October 2025



**2/2-4 WARRIEN ROAD CROYDON
NORTH VIC 3136**

 2  1  1

Sold Price

\$645,000

Sold Date

26-Jul-25

Distance

0.84km



**2/17 KARINGAL STREET CROYDON
NORTH VIC 3136**

 2  1  1

Sold Price

\$640,000

Sold Date

14-May-25

Distance

0.86km



**3/34 KARINGAL STREET
CROYDON NORTH VIC 3136**

 2  1  1

Sold Price

\$625,000

Sold Date

12-Jun-25

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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