

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

8/14 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

\$625,000

&

\$665,000

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

3/14 PATRICK AVENUE CROYDON NORTH VIC 3136	\$665,000	11-Jun-25
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

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: 25 August 2025


**3/14 PATRICK AVENUE CROYDON
NORTH VIC 3136**

Sold Price

\$665,000

Sold Date

11-Jun-25
 2

 1

 1

Distance

0km

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

Sold Price

^{RS} **\$645,000**

Sold Date

26-Jul-25
 2

 1

 1

Distance

0.84km

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

Sold Price

\$640,000

Sold Date

14-May-25
 2

 1

 1

Distance

0.86km
RS = Recent sale

UN = Undisclosed Sale

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