

## 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

34 NANGATHAN WAY CROYDON NORTH VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,113,000

Property type

House

Suburb

Croydon North

Period-from

01 Mar 2025

to

28 Feb 2026

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

|   |             |           |
|---|-------------|-----------|
| 58 CROYDON HILLS DRIVE CROYDON HILLS VIC 3136 | \$1,170,500 | 14-Dec-25 |
| 13 PIEDMONT COURT CROYDON NORTH VIC 3136      | \$1,212,000 | 21-Nov-25 |
| 20 JANSON COURT CROYDON NORTH VIC 3136        | \$1,250,000 | 14-Oct-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 March 2026



**58 CROYDON HILLS DRIVE  
 CROYDON HILLS VIC 3136**

4 2 2

Sold Price **\$1,170,500** Sold Date **14-Dec-25**

Distance **1.35km**



**13 PIEDMONT COURT CROYDON  
 NORTH VIC 3136**

4 2 2

Sold Price **\$1,212,000** Sold Date **21-Nov-25**

Distance **1.6km**



**20 JANSON COURT CROYDON  
 NORTH VIC 3136**

3 2 2

Sold Price **\$1,250,000** Sold Date **14-Oct-25**

Distance **0.65km**

RS = Recent sale      UN = Undisclosed Sale

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