

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

8/6 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

\$780,000

&

\$858,000

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

5 CARLY COURT CROYDON NORTH VIC 3136	\$855,000	02-Dec-25
2/11 DIXON AVENUE CROYDON VIC 3136	\$822,500	28-Feb-26
5 BRUSHY PARK ROAD WONGA PARK VIC 3115	\$835,000	16-Dec-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: 19 March 2026

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**5 CARLY COURT CROYDON
NORTH VIC 3136**

3 1 2

Sold Price **\$855,000** Sold Date **02-Dec-25**Distance **0.38km****2/11 DIXON AVENUE CROYDON
VIC 3136**

3 2 2

Sold Price ^{RS} **\$822,500** Sold Date **28-Feb-26**Distance **1.12km****5 BRUSHY PARK ROAD WONGA
PARK VIC 3115**

3 2 2

Sold Price **\$835,000** Sold Date **16-Dec-25**Distance **1.44km****RS = Recent sale****UN = Undisclosed Sale**

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