

## 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

1 NEUPARTH ROAD 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,115,000

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

46 NEUPARTH ROAD CROYDON NORTH VIC 3136	\$850,000	14-Jan-26
5 MONOMEITH STREET MOOROOLBARK VIC 3138	\$850,000	09-Jan-26

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: 04 March 2026



**46 NEUPARTH ROAD CROYDON  
NORTH VIC 3136**

 3  2  2

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date

**14-Jan-26**

Distance

**0.4km**



**5 MONOMEITH STREET  
MOOROOLBARK VIC 3138**

 3  2  2

Sold Price

**\$850,000**

Sold Date

**09-Jan-26**

Distance

**1.97km**

RS = Recent sale

UN = Undisclosed Sale

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