

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

3/24 HUMBER ROAD 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

\$745,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$701,500

Property type

Unit

Suburb

Croydon North

Period-from

01 Apr 2025

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 2/361 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136 | \$756,000 | 10-Oct-25 |
| 3/6 VICTORY STREET CROYDON VIC 3136 | \$777,000 | 23-Dec-25 |
| 1/6 PATRICK AVENUE CROYDON NORTH VIC 3136 | \$800,000 | 24-Mar-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: 08 April 2026



**2/361 MAROONDAH HIGHWAY
CROYDON NORTH VIC 3136**

3 2 2

Sold Price **\$756,000** Sold Date **10-Oct-25**

Distance **0.98km**



**3/6 VICTORY STREET CROYDON
VIC 3136**

3 2 2

Sold Price **\$777,000** Sold Date **23-Dec-25**

Distance **1.68km**



**1/6 PATRICK AVENUE CROYDON
NORTH VIC 3136**

3 2 2

Sold Price ^{RS} **\$800,000** Sold Date **24-Mar-26**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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