

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 3/39 Holloway Road, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$700,000

Median sale price

Median price \$686,500 Property Type Unit Suburb Croydon North

Period - From 13/02/2025 to 12/02/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

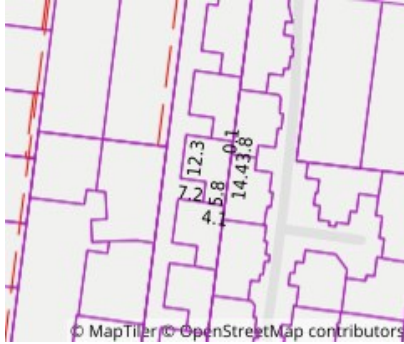
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/64a Lyons Rd CROYDON NORTH 3136	\$743,000	17/10/2025
2	1/12 Gary Ct CROYDON 3136	\$715,000	04/09/2025
3	6/316 Maroondah Hwy CROYDON 3136	\$705,000	30/08/2025

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 six months.~~

This Statement of Information was prepared on: 13/02/2026 11:32



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
13/02/2025 - 12/02/2026: \$686,500

Comparable Properties



5/64a Lyons Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$743,000
Method: Private Sale
Date: 17/10/2025
Property Type: House



1/12 Gary Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 04/09/2025
Property Type: House
Land Size: 401 sqm approx



6/316 Maroondah Hwy CROYDON 3136 (VG)

Agent Comments



Price: \$705,000
Method: Sale
Date: 30/08/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Woodards | P: 0390563899