

# 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

6/14 PATRICK AVENUE 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

\$715,000

&

\$785,000

### Median sale price

Median price

\$698,000

Property type

UNIT

Suburb

CROYDON NORTH

Period - From

1 FEB 2025

to

31 JAN 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 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
2/357 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$780,000	31-DEC-25
3/40 DORSET ROAD CROYDON VIC 3136	\$770,000	19-DEC-25
3/6 VICTORY STREET CROYDON VIC 3136	\$777,000	23-DEC-25

This Statement of Information was prepared on: 12<sup>TH</sup> February 2026