

## 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

8/8 HUMBER 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

\$695,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$698,000

Property type

Unit

Suburb

Croydon North

Period-from

01 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 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

3/73 BONNIE VIEW ROAD CROYDON NORTH VIC 3136	\$693,000	15-Nov-25
4/64-66 BONNIE VIEW ROAD CROYDON NORTH VIC 3136	\$695,000	10-Sep-25
2/18 KARINGAL STREET CROYDON NORTH VIC 3136	\$705,500	06-Feb-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: 10 February 2026



**3/73 BONNIE VIEW ROAD  
CROYDON NORTH VIC 3136**

2 1 1

Sold Price **\$693,000** Sold Date **15-Nov-25**

Distance **0.61km**



**4/64-66 BONNIE VIEW ROAD  
CROYDON NORTH VIC 3136**

2 1 1

Sold Price **\$695,000** Sold Date **10-Sep-25**

Distance **0.61km**



**2/18 KARINGAL STREET CROYDON  
NORTH VIC 3136**

2 1 1

Sold Price <sup>RS</sup> **\$705,500** Sold Date **06-Feb-26**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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