

# 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 5/34 Karingal Street, 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)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$685,000 Property Type Unit Suburb Croydon North

Period - From 01/10/2024 to 30/09/2025 Source REIV

### 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	173a Manchester Rd MOOROOLBARK 3138	\$700,000	18/09/2025
2	1/12 Gary Ct CROYDON 3136	\$715,000	04/09/2025
3	3/59 Old Melbourne Rd CHIRNSIDE PARK 3116	\$690,000	11/06/2025

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: 03/12/2025 09:41



**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 197 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median Unit Price**  
Year ending September 2025: \$685,000

## Comparable Properties



173a Manchester Rd MOOROOLBARK 3138 (REI/VG)

[Agent Comments](#)



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 18/09/2025  
**Property Type:** Unit  
**Land Size:** 453 sqm approx



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



3/59 Old Melbourne Rd CHIRNSIDE PARK 3116 (REI/VG)

[Agent Comments](#)



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 11/06/2025  
**Property Type:** Townhouse (Single)

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