

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

1/11 Meadow Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$696,500

Property Type Unit

Suburb Croydon North

Period - From 01/07/2024

to 30/06/2025

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	1/12 Gary Ct CROYDON 3136	\$715,000	04/09/2025
2	2/13 Kincumber Dr CROYDON 3136	\$777,000	30/07/2025
3	4/12 Joffre St CROYDON 3136	\$730,100	26/07/2025

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:

11/09/2025 09:59



 3  1  2

Rooms: 4

Property Type: Unit

Land Size: 359.1 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

Year ending June 2025: \$696,500

Comparable Properties



1/12 Gary Ct CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$715,000

Method: Private Sale

Date: 04/09/2025

Property Type: House

Land Size: 401 sqm approx



2/13 Kincumber Dr CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$777,000

Method: Private Sale

Date: 30/07/2025

Property Type: Unit

Land Size: 390 sqm approx



4/12 Joffre St CROYDON 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$730,100

Method: Private Sale

Date: 26/07/2025

Property Type: Townhouse (Single)

Land Size: 218 sqm approx