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	57 Warrien Road, Croydon North Vic 3136

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,030,000 Property Type House 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	2 Fiscom Ct CROYDON NORTH 3136	$1,215,000	31/08/2025
2	11 Paddlewheeler Pkt CROYDON NORTH 3136	$1,320,000	27/08/2025
3	5 Viewmont Ct CROYDON NORTH 3136	$1,286,000	10/05/2025

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: 23/10/2025 09:32

57 Warrien Road, Croydon North Vic 3136



Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2025: $1,030,000

Comparable Properties



2 Fiscom Ct CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,215,000
Method: Sold Before Auction
Date: 31/08/2025
Property Type: House (Res)
Land Size: 694 sqm approx

Agent Comments



11 Paddlewheeler Pkt CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,320,000
Method: Private Sale
Date: 27/08/2025
Property Type: House (Res)
Land Size: 892 sqm approx

Agent Comments



5 Viewmont Ct CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,286,000
Method: Private Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 784 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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