

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

30 Fairview Avenue, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,920,000

&

\$2,100,000

Median sale price

Median price \$1,083,250

Property Type House

Suburb Croydon North

Period - From 01/07/2025

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	2-4 Stringy Bark Rise CROYDON NORTH 3136	\$1,640,000	30/08/2025
2	2/36 Mulawa St CROYDON NORTH 3136	\$1,760,000	02/06/2025
3	45-49 Fairview Av CROYDON NORTH 3136	\$1,500,000	24/05/2025

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:

05/11/2025 11:08



 5  3  4

Property Type: House
Land Size: 5268 sqm approx
Agent Comments

Indicative Selling Price
\$1,920,000 - \$2,100,000
Median House Price
September quarter 2025: \$1,083,250

Comparable Properties



2-4 Stringy Bark Rise CROYDON NORTH 3136 (REI)

Agent Comments

 5  2  14

Price: \$1,640,000
Method: Private Sale
Date: 30/08/2025
Property Type: House
Land Size: 2628 sqm approx



2/36 Mulawa St CROYDON NORTH 3136 (REI)

Agent Comments

 5  4  2

Price: \$1,760,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 4423 sqm approx



45-49 Fairview Av CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  5

Price: \$1,500,000
Method: Private Sale
Date: 24/05/2025
Property Type: House
Land Size: 3714 sqm approx

Account - Barry Plant | P: 03 9842 8888