

# 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 5/14 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)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Croydon North

Period - From 11/02/2025 to 10/02/2026 Source Property Data

### 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	3/73 Bonnie View Rd CROYDON NORTH 3136	\$693,000	20/11/2025
2	2/40 Dorset Rd CROYDON 3136	\$700,000	29/10/2025
3	4/64 Bonnie View Rd CROYDON NORTH 3136	\$695,000	10/09/2025

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: 11/02/2026 14:12



2   1   1

**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
11/02/2025 - 10/02/2026: \$680,000

## Comparable Properties



**3/73 Bonnie View Rd CROYDON NORTH 3136 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$693,000  
**Method:** Private Sale  
**Date:** 20/11/2025  
**Property Type:** Unit



**2/40 Dorset Rd CROYDON 3136 (REI/VG)**   **Agent Comments**

2   2   1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 29/10/2025  
**Property Type:** Unit

**4/64 Bonnie View Rd CROYDON NORTH 3136 (VG)**   **Agent Comments**

2   -   -

**Price:** \$695,000  
**Method:** Sale  
**Date:** 10/09/2025  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Barry Plant** | P: 03 9735 3300