

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

1/41 Karingal Street, Croydon North Vic 3136

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$662,500

Property Type

Unit

Suburb

Croydon North

Period - From

01/01/2025

to

31/12/2025

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	2/52 Patrick Av CROYDON NORTH 3136	\$647,000	23/02/2026
2	2/12 Hartley Rd CROYDON 3136	\$640,000	30/01/2026
3	2/23 Karingal St CROYDON NORTH 3136	\$615,000	18/11/2025

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:

25/02/2026 16:15



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending December 2025: \$662,500

Comparable Properties



2/52 Patrick Av CROYDON NORTH 3136 (REI)

Agent Comments

2 1 1

Price: \$647,000
Method: Private Sale
Date: 23/02/2026
Property Type: Unit
Land Size: 187 sqm approx



2/12 Hartley Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 30/01/2026
Property Type: Unit
Land Size: 365 sqm approx



2/23 Karingal St CROYDON NORTH 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000
Method: Private Sale
Date: 18/11/2025
Property Type: Unit

Account - Barry Plant | P: 03 9735 3300