

# 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

2/25 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 \$795,000 & \$850,000

### Median sale price

Median price \$855,000 Property Type Townhouse Suburb Croydon North

Period - From 25/02/2025 to 24/02/2026 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 | 1/58 Dorset Rd CROYDON 3136            | \$790,000 | 23/01/2026   |
| 2 | 3/315 Maroondah Hwy CROYDON NORTH 3136 | \$804,000 | 18/09/2025   |
| 3 | 4 Woodview Ct CROYDON NORTH 3136       | \$847,500 | 15/09/2025   |

**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:

25/02/2026 18:29



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$795,000 - \$850,000  
**Median Townhouse Price**  
25/02/2025 - 24/02/2026: \$855,000

## Comparable Properties



**1/58 Dorset Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$790,000  
**Method:** Sold Before Auction  
**Date:** 23/01/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 329 sqm approx



**3/315 Maroondah Hwy CROYDON NORTH 3136 (REI/VG)** Agent Comments



**Price:** \$804,000  
**Method:** Private Sale  
**Date:** 18/09/2025  
**Property Type:** House  
**Land Size:** 245 sqm approx



**4 Woodview Ct CROYDON NORTH 3136 (REI/VG)**

Agent Comments



**Price:** \$847,500  
**Method:** Private Sale  
**Date:** 15/09/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 211 sqm approx

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