

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

22/56 NORTON ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

1/56 NORTON ROAD CROYDON VIC 3136	\$720,000	18-Apr-26
3/31 HAIG STREET CROYDON VIC 3136	\$750,000	28-Mar-26

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 6 months.

This Statement of Information was prepared on: 22 June 2026

Alisha O'Brien

M 9762 6666

E boronia@barryplant.com.au

**1/56 NORTON ROAD CROYDON
VIC 3136**

3 1 2

Sold Price

\$720,000

Sold Date

18-Apr-26

Distance

0km**3/31 HAIG STREET CROYDON VIC
3136**

3 1 1

Sold Price

^{RS} **\$750,000**

Sold Date

28-Mar-26

Distance

1.12km**RS** = Recent sale**UN** = Undisclosed Sale

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