

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 30 Fairview Avenue, Croydon North Vic 3136
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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:



Property Type: House
Land Size: 5268 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

December quarter 2025: \$1,151,000

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.

Comparable Properties



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



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

[Agent Comments](#)



2/36 Mulawa St CROYDON NORTH 3136 (REI)



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

[Agent Comments](#)



45-49 Fairview Av CROYDON NORTH 3136 (REI)



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

[Agent Comments](#)

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