

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 89-91 Richardson Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,185,000 Property Type House Suburb Croydon North

Period - From 01/01/2026 to 31/03/2026 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	26 Richardson Rd CROYDON NORTH 3136	\$1,350,000	29/10/2025
2	35 Richardson Rd CROYDON NORTH 3136	\$1,240,000	09/09/2025
3	24 Baringa Rd CROYDON NORTH 3136	\$1,580,000	03/09/2025

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: 30/04/2026 09:52



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Property Type: House (Res)
Land Size: 1594 sqm approx

Agent Comments

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.

Indicative Selling Price

\$1,480,000 - \$1,580,000

Median House Price

March quarter 2026: \$1,185,000

Comparable Properties



26 Richardson Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

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Price: \$1,350,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 2392 sqm approx



35 Richardson Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

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Price: \$1,240,000
Method: Private Sale
Date: 09/09/2025
Property Type: House
Land Size: 1197 sqm approx



24 Baringa Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

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  2

Price: \$1,580,000
Method: Private Sale
Date: 03/09/2025
Property Type: House
Land Size: 1552 sqm approx

Account - Barry Plant | P: 03 9874 3355