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: 4/20 Norman Road, Croydon Vic 3136

Indicative selling price

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

Range between $630,000 & $680,000

Median sale price

Median price $715,000 Property Type Unit Suburb Croydon

Period - From 01/10/2025 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	9/14 Patrick Av CROYDON NORTH 3136	$620,000	24/10/2025
2			
3			

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: 16/03/2026 11:42

4/20 Norman Road, Croydon Vic 3136

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$630,000 - $680,000
Median Unit Price
December quarter 2025: $715,000

Comparable Properties



9/14 Patrick Av CROYDON NORTH 3136 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 24/10/2025
Property Type: Unit
Land Size: 206 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.

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