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	7/26 Patrick Avenue, Croydon North Vic 3136

Indicative selling price

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

Range between $700,000 & $770,000

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	63a Bambra St CROYDON 3136	$780,000	16/05/2026
2	7/14 Patrick Av CROYDON NORTH 3136	$705,000	14/05/2026
3	3/24 Humber Rd CROYDON NORTH 3136	$765,000	22/04/2026

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: 02/06/2026 10:11

7/26 Patrick Avenue, Croydon North Vic 3136

JellisCraig

Ash Thompson
9870 6211
0401 205 320
ashthompson@jelliscraig.com.au



3 2 1

Property Type: Townhouse
Land Size: 215 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
March quarter 2026: $1,185,000

Comparable Properties



63a Bambra St CROYDON 3136 (REI)

3 2 1

Price: $780,000
Method: Private Sale
Date: 16/05/2026
Property Type: Townhouse (Single)
Land Size: 355 sqm approx

Agent Comments



7/14 Patrick Av CROYDON NORTH 3136 (REI)

3 2 2

Price: $705,000
Method: Private Sale
Date: 14/05/2026
Property Type: Unit
Land Size: 247 sqm approx

Agent Comments



3/24 Humber Rd CROYDON NORTH 3136 (REI)

3 2 2

Price: $765,000
Method: Private Sale
Date: 22/04/2026
Property Type: Unit
Land Size: 342 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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