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	41 LYONS ROAD CROYDON NORTH 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~~		or range between	$780,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,037,000	Property type	House	Suburb	Croydon North
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
9 TURKEITH CRESCENT CROYDON NORTH VIC 3136	$815,000	24-Feb-25
80 EXETER ROAD CROYDON NORTH VIC 3136	$800,000	05-Dec-24
279 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	$875,000	12-Apr-25

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.~~

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9 TURKEITH CRESCENT CROYDON NORTH VIC 3136

3 2 2

Sold Price RS $815,000 Sold Date 24-Feb-25

Distance 0.2km



80 EXETER ROAD CROYDON NORTH VIC 3136

4 1 2

Sold Price $800,000 Sold Date 05-Dec-24

Distance 0.45km



279 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136

3 1 1

Sold Price RS $875,000 Sold Date 12-Apr-25

Distance 1.81km

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

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