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	1 Baringa Road, Croydon North Vic 3136

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,068,000 Property Type House Suburb Croydon North

Period - From 01/10/2022 to 30/09/2023 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	38 Lyons Rd CROYDON NORTH 3136	$1,225,000	12/10/2023
2	24 River Gum Dr CROYDON NORTH 3136	$1,220,000	15/11/2023
3	10 Rowland Ct WONGA PARK 3115	$1,100,000	26/10/2023

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: 06/12/2023 14:37

1 Baringa Road, Croydon North Vic 3136

Lachlan Williams
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3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 2137 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending September 2023: $1,068,000

Comparable Properties



38 Lyons Rd CROYDON NORTH 3136 (REI)

4 2 3

Price: $1,225,000
Method: Private Sale
Date: 12/10/2023
Property Type: House
Land Size: 892 sqm approx

Agent Comments



24 River Gum Dr CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,220,000
Method: Expression of Interest
Date: 15/11/2023
Property Type: House (Res)
Land Size: 668 sqm approx

Agent Comments



10 Rowland Ct WONGA PARK 3115 (REI)

5 3 6

Price: $1,100,000
Method: Sold Before Auction
Date: 26/10/2023
Property Type: House (Res)
Land Size: 985 sqm approx

Agent Comments

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