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	63 Nangathan Way, Croydon North Vic 3136

Indicative selling price

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

Single price $1,049,000

Median sale price

Median price $1,080,000 Property Type House Suburb Croydon North

Period - From 01/01/2024 to 31/12/2024 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	22 Knee La CROYDON NORTH 3136	$1,000,000	07/02/2025
2	3 Hanwell Ct CROYDON NORTH 3136	$1,035,000	11/12/2024
3	10 Knee La CROYDON NORTH 3136	$1,007,000	28/11/2024

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: 15/02/2025 10:37

63 Nangathan Way, Croydon North Vic 3136

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jelliscraig.com.au



5 3 2

Property Type: House
Land Size: 734 sqm approx

Agent Comments

Indicative Selling Price
$1,049,000
Median House Price
Year ending December 2024: $1,080,000

Comparable Properties



22 Knee La CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,000,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 787 sqm approx

Agent Comments



3 Hanwell Ct CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,035,000
Method: Sold Before Auction
Date: 11/12/2024
Property Type: House
Land Size: 826 sqm approx

Agent Comments



10 Knee La CROYDON NORTH 3136 (VG)

4 - -

Price: $1,007,000
Method: Sale
Date: 28/11/2024
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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