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	7/13-15 MEADOW 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	$610,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$727,000	Property type	Unit	Suburb	Croydon North
Period-from	01 Apr 2024	to	31 Mar 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
5/13-15 MEADOW ROAD CROYDON NORTH VIC 3136	$650,000	18-Feb-25
1/343 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	$620,000	01-Dec-24
2/10 JEREMIC COURT CROYDON NORTH VIC 3136	$620,000	19-Dec-24

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.~~

This Statement of Information was prepared on: 29 April 2025

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5/13-15 MEADOW ROAD CROYDON NORTH VIC 3136

2 1 2

Sold Price **$650,000** Sold Date **18-Feb-25**

Distance **0km**



1/343 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136

2 1 1

Sold Price **$620,000** Sold Date **01-Dec-24**

Distance **0.2km**



2/10 JEREMIC COURT CROYDON NORTH VIC 3136

2 1 1

Sold Price Sold Date **19-Dec-24**

Distance **0.25km**



1/110 DORSET ROAD CROYDON VIC 3136

2 1 1

Sold Price **$635,000** Sold Date **22-Feb-25**

Distance **0.57km**



4/55 SURREY ROAD EAST CROYDON VIC 3136

2 1 1

Sold Price **$640,000** Sold Date **25-Feb-25**

Distance **1.55km**



3/29 HAIG STREET CROYDON VIC 3136

2 1 1

Sold Price **$610,000** Sold Date **23-Dec-24**

Distance **1.98km**

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

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