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	5/64A Lyons Road, Croydon North Vic 3136

Indicative selling price

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

Single price	$749,950

Median sale price

Median price	$1,101,000	Property Type	House	Suburb	Croydon North
Period - From	01/04/2025	to	30/06/2025	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	2/14 Patrick Av CROYDON NORTH 3136	$705,000	12/09/2025
2	66 Amadeo Way CHIRNSIDE PARK 3116	$750,000	04/09/2025
3	3/1 Elaine Ct MOOROOLBARK 3138	$775,000	20/08/2025

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: 29/09/2025 17:21

5/64A Lyons Road, Croydon North Vic 3136



Property Type:
Agent Comments

Indicative Selling Price
$749,950
Median House Price
June quarter 2025: $1,101,000

Comparable Properties

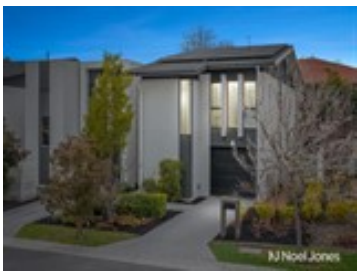


2/14 Patrick Av CROYDON NORTH 3136 (REI)

3 2 2

Price: $705,000
Method: Private Sale
Date: 12/09/2025
Property Type: House

Agent Comments



66 Amadeo Way CHIRNSIDE PARK 3116 (REI)

3 2 2

Price: $750,000
Method: Private Sale
Date: 04/09/2025
Property Type: House
Land Size: 248 sqm approx

Agent Comments



3/1 Elaine Ct MOOROOLBARK 3138 (REI/VG)

3 2 3

Price: $775,000
Method: Private Sale
Date: 20/08/2025
Property Type: Unit
Land Size: 263 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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