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	208 Yarra Road, Croydon North Vic 3136

Indicative selling price

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

Range between $990,000 & $1,070,000

Median sale price

Median price $1,083,250 Property Type House Suburb Croydon North

Period - From 01/07/2025 to 30/09/2025 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	1 Mcleod Ct CROYDON NORTH 3136	$1,089,000	13/09/2025
2	88 Narr Maen Dr CROYDON HILLS 3136	$1,010,000	12/08/2025
3			

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: 08/10/2025 15:01

208 Yarra Road, Croydon North Vic 3136

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4 2 2

Property Type: House
Land Size: 1155 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,070,000
Median House Price
September quarter 2025: $1,083,250

Comparable Properties



1 Mcleod Ct CROYDON NORTH 3136 (REI)

4 1 2

Price: $1,089,000
Method: Private Sale
Date: 13/09/2025
Property Type: House
Land Size: 882 sqm approx

Agent Comments



88 Narr Maen Dr CROYDON HILLS 3136 (REI/VG)

4 1 2

Price: $1,010,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 756 sqm approx

Agent Comments

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.

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