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: 32 Fairview Avenue, Croydon North Vic 3136

Indicative selling price

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

Range between $1,550,000 & $1,690,000

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	2-4 Stringy Bark Rise CROYDON NORTH 3136	$1,640,000	30/08/2025
2	252 Yarra Rd CROYDON NORTH 3136	$1,560,000	13/08/2025
3	2/36 Mulawa St CROYDON NORTH 3136	$1,760,000	02/06/2025

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: 23/10/2025 16:17

JellisCraig

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Indicative Selling Price
$1,550,000 - $1,690,000
Median House Price
September quarter 2025: $1,083,250



4 2 8

Property Type: House
Land Size: 4016 sqm approx

Agent Comments

Comparable Properties



2-4 Stringy Bark Rise CROYDON NORTH 3136 (REI)

5 2 14

Price: $1,640,000
Method: Private Sale
Date: 30/08/2025
Property Type: House
Land Size: 2628 sqm approx

Agent Comments



252 Yarra Rd CROYDON NORTH 3136 (VG)

3 - -

Price: $1,560,000
Method: Sale
Date: 13/08/2025
Property Type: House (Res)
Land Size: 3281 sqm approx

Agent Comments



2/36 Mulawa St CROYDON NORTH 3136 (REI)

5 4 2

Price: $1,760,000
Method: Private Sale
Date: 02/06/2025
Property Type: House
Land Size: 4423 sqm approx

Agent Comments

REIV THE DIFFERENCE

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