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	2/23 Karingal Street, Croydon North Vic 3136

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $711,000 Property Type Unit 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	4/23 Karingal St CROYDON NORTH 3136	$642,000	19/08/2025
2	3/34 Karingal St CROYDON NORTH 3136	$625,000	12/06/2025
3	2/17 Karingal St CROYDON NORTH 3136	$640,000	14/05/2025

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: 03/11/2025 14:16

2/23 Karingal Street, Croydon North Vic 3136

JellisCraig

Neo Wei
9870 6211
0420 309 891
NeoWei@jelliscraig.com.au



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
September quarter 2025: $711,000

Comparable Properties



4/23 Karingal St CROYDON NORTH 3136 (REI/VG)

2 1 1

Price: $642,000
Method: Private Sale
Date: 19/08/2025
Property Type: Unit

Agent Comments



3/34 Karingal St CROYDON NORTH 3136 (REI/VG)

2 1 1

Price: $625,000
Method: Private Sale
Date: 12/06/2025
Property Type: Unit
Land Size: 178 sqm approx

Agent Comments



2/17 Karingal St CROYDON NORTH 3136 (REI/VG)

2 1 1

Price: $640,000
Method: Private Sale
Date: 14/05/2025
Property Type: Unit
Land Size: 168 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata.com.au

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