

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

6/30 KARINGAL STREET 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

6/23-25 HOLLOWAY ROAD CROYDON NORTH VIC 3136	\$730,000	06-Nov-25
3/40 DORSET ROAD CROYDON VIC 3136	\$770,000	19-Dec-25
2/361 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$756,000	10-Oct-25

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: 19 February 2026



**6/23-25 HOLLOWAY ROAD
CROYDON NORTH VIC 3136**

3 1 1

Sold Price **\$730,000** Sold Date **06-Nov-25**

Distance **0.51km**



**3/40 DORSET ROAD CROYDON
VIC 3136**

3 2 2

Sold Price ^{RS} **\$770,000** Sold Date **19-Dec-25**

Distance **0.69km**



**2/361 MAROONDAH HIGHWAY
CROYDON NORTH VIC 3136**

3 2 2

Sold Price **\$756,000** Sold Date **10-Oct-25**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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