

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

3/16 ZEALANDIA ROAD EAST 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Oct 2024

to

30 Sep 2025

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

3/63 EXETER ROAD CROYDON NORTH VIC 3136	\$885,000	08-Aug-25
3/48 DIANE CRESCENT CROYDON VIC 3136	\$895,000	11-Jul-25
4 WOODVIEW COURT CROYDON NORTH VIC 3136	\$847,500	15-Sep-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: 15 October 2025



**3/63 EXETER ROAD CROYDON
NORTH VIC 3136**

Sold Price

\$885,000 Sold Date **08-Aug-25**

 3  2  2

Distance **1.07km**



**3/48 DIANE CRESCENT CROYDON
VIC 3136**

Sold Price

^{RS} **\$895,000** Sold Date **11-Jul-25**

 3  2  2

Distance **1.48km**



**4 WOODVIEW COURT CROYDON
NORTH VIC 3136**

Sold Price

^{RS} **\$847,500** Sold Date **15-Sep-25**

 3  2  2

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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