

## 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

8/26 PATRICK AVENUE CROYDON NORTH VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$701,500

Property type

Unit

Suburb

Croydon North

Period-from

01 Apr 2025

to

31 Mar 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

13/46-48 BONNIE VIEW ROAD CROYDON NORTH VIC 3136	\$803,000	24-Feb-26
1/58 DORSET ROAD CROYDON VIC 3136	\$790,000	21-Jan-26
2/357 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$780,000	31-Dec-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: 16 April 2026



**13/46-48 BONNIE VIEW ROAD  
CROYDON NORTH VIC 3136**

3 2 3

Sold Price **\$803,000** Sold Date **24-Feb-26**

Distance **0.34km**



**1/58 DORSET ROAD CROYDON VIC  
3136**

3 2 2

Sold Price **\$790,000** Sold Date **21-Jan-26**

Distance **0.64km**



**2/357 MAROONDAH HIGHWAY  
CROYDON NORTH VIC 3136**

3 2 2

Sold Price **\$780,000** Sold Date **31-Dec-25**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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