

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

7/37 HOLLOWAY ROAD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Jul 2025

to

30 Jun 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

2/25 HUMBER ROAD CROYDON NORTH VIC 3136	\$850,000	06-Mar-26
8/26 PATRICK AVENUE CROYDON NORTH VIC 3136	\$750,000	15-Jun-26
3/24 HUMBER ROAD CROYDON NORTH VIC 3136	\$765,000	22-Apr-26

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: 02 July 2026



**2/25 HUMBER ROAD CROYDON
NORTH VIC 3136**

Sold Price

\$850,000

Sold Date

06-Mar-26



3



2



2

Distance

0.51km



**8/26 PATRICK AVENUE CROYDON
NORTH VIC 3136**

Sold Price

^{RS} **\$750,000**

Sold Date

15-Jun-26



3



2



2

Distance

1.09km



**3/24 HUMBER ROAD CROYDON
NORTH VIC 3136**

Sold Price

^{RS} **\$765,000**

Sold Date

22-Apr-26



3



2



2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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