

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

1/12-14 NORMAN ROAD CROYDON 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Croydon

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

3/35 NORMAN ROAD CROYDON VIC 3136	\$710,000	16-Sep-25
4/12 JOFFRE STREET CROYDON VIC 3136	\$730,100	09-Jul-25
3/13 NIEL STREET CROYDON VIC 3136	\$795,000	05-Aug-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 October 2025



3/35 NORMAN ROAD CROYDON VIC 3136

 3  1  1

Sold Price

^{RS} **\$710,000** ^{UN}

Sold Date

16-Sep-25

Distance

0.23km



4/12 JOFFRE STREET CROYDON VIC 3136

 3  1  1

Sold Price

\$730,100

Sold Date

09-Jul-25

Distance

0.49km



3/13 NIEL STREET CROYDON VIC 3136

 3  2  2

Sold Price

\$795,000

Sold Date

05-Aug-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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