

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

1/41 HUMBER 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

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Sep 2025

to

31 Aug 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

2/51A MT DANDENONG ROAD CROYDON VIC 3136	\$770,000	03-Jun-26
2 NOLA COURT CROYDON VIC 3136	\$760,000	09-Aug-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: 07 September 2026



2/51A MT DANDENONG ROAD CROYDON VIC 3136

3 1 2

Sold Price **\$770,000** Sold Date **03-Jun-26**

Distance **4.21km**



2 NOLA COURT CROYDON VIC 3136

3 1 2

Sold Price ^{RS} **\$760,000** Sold Date **09-Aug-26**

Distance **2.21km**

RS = Recent sale **UN** = Undisclosed Sale

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