

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

33 Oaktree Road, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,127,500

Property Type

House

Suburb

Croydon North

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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 six 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
1	1 Billabong CI CROYDON HILLS 3136	\$1,250,000	19/04/2026
2	7 Lewis Spencer PI CROYDON HILLS 3136	\$1,207,000	30/03/2026
3	34 Nangathan Way CROYDON NORTH 3136	\$1,190,000	23/03/2026

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 six months.~~

This Statement of Information was prepared on:

05/08/2026 13:15



Property Type: House (Previously Occupied - Detached)
Land Size: 1066 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 Year ending June 2026: \$1,127,500

Comparable Properties



1 Billabong CI CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 19/04/2026
Property Type: House (Res)
Land Size: 727 sqm approx



7 Lewis Spencer PI CROYDON HILLS 3136 (REI/VG)

Agent Comments



Price: \$1,207,000
Method: Private Sale
Date: 30/03/2026
Property Type: House
Land Size: 790 sqm approx



34 Nangathan Way CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$1,190,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 685 sqm approx