

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

4/309 MAROONDAH HIGHWAY 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

\$760,000

&

\$820,000

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

3/186 DORSET ROAD CROYDON VIC 3136	\$800,000	13-Jan-26
1/38 JACKSON STREET CROYDON VIC 3136	\$790,000	05-Mar-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: 06 July 2026



**3/186 DORSET ROAD CROYDON
VIC 3136**

Sold Price **\$800,000** Sold Date **13-Jan-26**

3 2 2

Distance **0.89km**



**1/38 JACKSON STREET CROYDON
VIC 3136**

Sold Price **\$790,000** Sold Date **05-Mar-26**

3 2 2

Distance **1.58km**

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

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