

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

4/68 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

\$970,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,111,500

Property type

House

Suburb

Croydon North

Period-from

01 Apr 2025

to

31 Mar 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

3/39 HUMBER ROAD CROYDON NORTH VIC 3136	\$972,500	21-Oct-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: 21 April 2026



**3/39 HUMBER ROAD CROYDON
NORTH VIC 3136**

4 3 2

Sold Price **\$972,500** Sold Date **21-Oct-25**

Distance **0.31km**

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

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