

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

46 Nangathan Way, Croydon North Vic 3136

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,185,000

Property Type House

Suburb Croydon North

Period - From 01/01/2026

to

31/03/2026

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	14 Stringy Bark Rise CROYDON NORTH 3136	\$1,100,000	13/06/2026
2	63 Nangathan Way CROYDON NORTH 3136	\$1,110,000	03/06/2026
3	16 Mary Ct CROYDON NORTH 3136	\$1,150,000	28/04/2026

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:

18/06/2026 16:35



 4  3  2

Rooms: 10

Property Type: House (Res)

Land Size: 736 sqm approx

Agent Comments

Comparable Properties



14 Stringy Bark Rise CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 13/06/2026

Property Type: House

Land Size: 824 sqm approx



63 Nangathan Way CROYDON NORTH 3136 (REI)

Agent Comments

 5  3  2

Price: \$1,110,000

Method: Sold Before Auction

Date: 03/06/2026

Property Type: House (Res)

Land Size: 734 sqm approx



16 Mary Ct CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,150,000

Method: Private Sale

Date: 28/04/2026

Property Type: House

Land Size: 777 sqm approx