

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

51-53 Richardson Road, Croydon North Vic 3136

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,105,000

Property Type

House

Suburb

Croydon North

Period - From

01/04/2026

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	18 Glenview Ct CROYDON NORTH 3136	\$986,000	26/08/2026
2	10 Azalea Ct CROYDON NORTH 3136	\$1,008,500	23/07/2026
3	7 Rustic Rise CROYDON NORTH 3136	\$1,072,000	11/06/2026

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:

14/09/2026 11:30



 3  2  2

Property Type: House
Land Size: 748 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2026: \$1,105,000

Comparable Properties



18 Glenview Ct CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  2

Price: \$986,000
Method: Sold Before Auction
Date: 26/08/2026
Property Type: House (Res)
Land Size: 753 sqm approx



10 Azalea Ct CROYDON NORTH 3136 (REI)

Agent Comments

 4  2  2

Price: \$1,008,500
Method: Private Sale
Date: 23/07/2026
Property Type: House
Land Size: 891 sqm approx



7 Rustic Rise CROYDON NORTH 3136 (REI)

Agent Comments

 3  2  2

Price: \$1,072,000
Method: Private Sale
Date: 11/06/2026
Property Type: House
Land Size: 864 sqm approx

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