

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

63 Nangathan Way, Croydon North Vic 3136

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Croydon North

Period - From 01/04/2025

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	10 Justin Ct CROYDON NORTH 3136	\$1,105,000	21/03/2026
2	378a Maroondah Hwy CROYDON 3136	\$987,500	07/02/2026
3			

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:

01/05/2026 12:06

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Indicative Selling Price

\$990,000 - \$1,080,000

Median House Price

Year ending March 2026: \$1,125,000



5 3 2

Property Type: House
Land Size: 734 sqm approx
Agent Comments

Comparable Properties



10 Justin Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 3 4

Price: \$1,105,000
Method: Private Sale
Date: 21/03/2026
Property Type: House
Land Size: 759 sqm approx



378a Maroondah Hwy CROYDON 3136 (REI)

Agent Comments

4 2 3

Price: \$987,500
Method: Private Sale
Date: 07/02/2026
Property Type: House
Land Size: 754 sqm approx

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.