

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

7/26 Patrick Avenue, Croydon North Vic 3136

Indicative selling price

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

Range between

\$770,000

&

\$840,000

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	2/25 Humber Rd CROYDON NORTH 3136	\$850,000	06/03/2026
2	1/58 Dorset Rd CROYDON 3136	\$790,000	23/01/2026
3	153 Spriggs Dr CROYDON 3136	\$780,000	21/01/2026

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:

29/04/2026 15:19



3 2 2

Property Type: Townhouse

Land Size: 215 sqm approx

Agent Comments

Comparable Properties



2/25 Humber Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000

Method: Private Sale

Date: 06/03/2026

Property Type: Townhouse (Single)



1/58 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$790,000

Method: Sold Before Auction

Date: 23/01/2026

Property Type: Townhouse (Res)

Land Size: 329 sqm approx



153 Spriggs Dr CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$780,000

Method: Auction Sale

Date: 21/01/2026

Property Type: House

Land Size: 176 sqm approx