

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

7/14 PATRICK AVENUE 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

\$680,000

&

\$730,000

Median sale price

Median price

\$701,500

Property type

UNIT

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 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
6/14 PATRICK AVENUE CROYDON NORTH VIC 3136	\$705,000	25-MAR-26
3/40 DORSET ROAD CROYDON VIC 3136	\$770,000	19-DEC-25
2/357 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$780,000	31-DEC-25

This Statement of Information was prepared on: 2ND April 2026