

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

3/39 EXETER ROAD, CROYDON NORTH, VIC 3136


Indicative selling price

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

Price Range: \$690,000 to \$720,000

Median sale price

 Median price \$705,000 Property type *Unit* Suburb CROYDON NORTH

 Period - From 01/01/2025 to 31/12/2025 Source 
Comparable property sales

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) 1/41-45 KARINGAL ST, CROYDON NORTH, VIC 3136	\$710,500	04/03/2026
2) 8/8 HUMBER RD, CROYDON NORTH, VIC 3136	\$715,000	04/03/2026
3) 5/290 MAROONDAH HWY, CROYDON, VIC 3136	\$685,000	28/02/2026

This Statement of Information was prepared on: 25/03/2026