

## 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

16A HUMBER ROAD CROYDON NORTH VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,111,500

Property type

House

Suburb

Croydon North

Period-from

01 May 2025

to

30 Apr 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 6 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

20 BARNARD CRESCENT CROYDON NORTH VIC 3136	\$1,100,000	16-Feb-26
16 GREENGABLE COURT CROYDON HILLS VIC 3136	\$1,130,000	05-Nov-25

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 6 months.

This Statement of Information was prepared on: 04 May 2026



**20 BARNARD CRESCENT  
CROYDON NORTH VIC 3136**

3 2 2

Sold Price **\$1,100,000** Sold Date **16-Feb-26**

Distance **0.92km**



**16 GREENGABLE COURT  
CROYDON HILLS VIC 3136**

3 2 2

Sold Price **\$1,130,000** Sold Date **05-Nov-25**

Distance **1.66km**

RS = Recent sale      UN = Undisclosed Sale

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