

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

34-36 NORTHCOTT AVENUE CROYDON 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

\$1,800,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$954,000

Property type

House

Suburb

Croydon

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 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

19-21 BARINA CRESCENT CROYDON VIC 3136	1685000	16-Feb-26
5 BARINGA ROAD CROYDON NORTH VIC 3136	1760000	19-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: 29 April 2026



19-21 BARINA CRESCENT CROYDON VIC 3136

 4  3  10

Sold Price

^{RS}

1685000

Sold Date

16-Feb-26

Distance

1.71km



5 BARINGA ROAD CROYDON NORTH VIC 3136

 4  3  2

Sold Price

1760000

Sold Date

19-Nov-25

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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