

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 54 Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between \$1,230,000 & \$1,330,000

Median sale price

Median price \$935,000 Property Type House Suburb Croydon

Period - From 01/01/2024 to 31/12/2024 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	50 Mariana Av CROYDON SOUTH 3136	\$1,380,000	01/03/2025
2	13 Byways Dr RINGWOOD EAST 3135	\$1,320,000	22/10/2024
3	33 Sonia St RINGWOOD 3134	\$1,450,000	14/10/2024

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: 04/03/2025 10:17



Property Type:
Agent Comments

Indicative Selling Price
\$1,230,000 - \$1,330,000
Median House Price
Year ending December 2024: \$935,000

Comparable Properties



50 Mariana Av CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$1,380,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 879 sqm approx



13 Byways Dr RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 22/10/2024
Property Type: House (Res)
Land Size: 1351 sqm approx



33 Sonia St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 14/10/2024
Property Type: House
Land Size: 764 sqm approx