

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

2/425 Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$672,500 Property Type Unit Suburb Croydon

Period - From 01/07/2023 to 30/06/2024 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	2/13 Carlyle St CROYDON 3136	\$691,800	08/08/2024
2	2 Tanika Cirt CROYDON 3136	\$720,000	03/05/2024
3	2/13 Browning St KILSYTH 3137	\$725,000	04/03/2024

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:

02/09/2024 12:19

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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

Year ending June 2024: \$672,500



Property Type:

Agent Comments

Comparable Properties



2/13 Carlyle St CROYDON 3136 (REI)

Agent Comments



Price: \$691,800
Method: Private Sale
Date: 08/08/2024
Property Type: Unit



2 Tanika Cirt CROYDON 3136 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 03/05/2024
Property Type: Unit
Land Size: 303 sqm approx



2/13 Browning St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 04/03/2024
Property Type: Unit
Land Size: 211 sqm approx