

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 346 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between \$860,000 & \$920,000

Median sale price

Median price \$903,250 Property Type House Suburb Croydon

Period - From 01/10/2024 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	84a Mount View Pde CROYDON 3136	\$888,000	26/12/2024
2	5 Wesley Ct CROYDON 3136	\$901,000	03/08/2024
3			

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: 24/01/2025 11:34



Property Type: Land

Agent Comments

Indicative Selling Price

\$860,000 - \$920,000

Median House Price

December quarter 2024: \$903,250

Comparable Properties



84a Mount View Pde CROYDON 3136 (REI)

Agent Comments



Price: \$888,000

Method: Private Sale

Date: 26/12/2024

Property Type: Townhouse (Single)

Land Size: 507 sqm approx



5 Wesley Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$901,000

Method: Auction Sale

Date: 03/08/2024

Property Type: House (Res)

Land Size: 470 sqm approx

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.

Account - Woodards | P: 0390563899



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