

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

3/375 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$678,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2024

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	2/19 Emma Rd CROYDON 3136	\$595,000	23/07/2024
2	4/300-308 Mt Dandenong Rd CROYDON 3136	\$550,000	29/05/2024
3	29/310 Dorset Rd CROYDON 3136	\$595,000	03/04/2024

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:

01/08/2024 16:15

3/375 Dorset Road, Croydon Vic 3136



2 -

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
June quarter 2024: \$678,000

Comparable Properties



2/19 Emma Rd CROYDON 3136 (REI) **Agent Comments**

2 1 1

Price: \$595,000
Method: Private Sale
Date: 23/07/2024
Property Type: Unit
Land Size: 157 sqm approx



4/300-308 Mt Dandenong Rd CROYDON 3136 (REI) **Agent Comments**

2 1 2

Price: \$550,000
Method: Private Sale
Date: 29/05/2024
Property Type: Unit
Land Size: 206 sqm approx



29/310 Dorset Rd CROYDON 3136 (REI/VG) **Agent Comments**

2 1 1

Price: \$595,000
Method: Private Sale
Date: 03/04/2024
Property Type: Unit

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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