Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$570,000	&	\$625,000
Trainge between	ψ570,000	α	Ψ023,000

Median sale price

Median price	\$660,000	Pro	perty Type	Unit		Suburb	Croydon
Period - From	01/10/2024	to	30/09/2025	5	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

Address of comparable property		Price	Date of sale
1	6/31 Bayswater Rd CROYDON 3136	\$630,000	17/09/2025
2	3/355 Dorset Rd CROYDON 3136	\$600,000	30/06/2025
3	6/164 Mt Dandenong Rd CROYDON 3136	\$625,000	16/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/11/2025 11:30













Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$570,000 - \$625,000 **Median Unit Price** Year ending September 2025: \$660,000

Comparable Properties



6/31 Bayswater Rd CROYDON 3136 (REI/VG)

2





Agent Comments

Price: \$630,000 Method: Private Sale Date: 17/09/2025 Property Type: Unit



3/355 Dorset Rd CROYDON 3136 (VG)

2





Agent Comments

Price: \$600,000 Method: Sale Date: 30/06/2025

Property Type: Strata Unit/Flat



6/164 Mt Dandenong Rd CROYDON 3136 (REI/VG)

2





Price: \$625,000 Method: Private Sale Date: 16/06/2025 Property Type: Unit

Land Size: 188 sqm approx

Agent Comments

Account - Woodards | P: 0390563899





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