

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

3/286 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$765,500 Property Type Townhouse Suburb Croydon

Period - From 07/07/2024 to 06/07/2025 Source Property Data

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	4/18 Laird St CROYDON 3136	\$850,000	08/05/2025
2	3/87 Bayswater Rd CROYDON 3136	\$890,008	29/04/2025
3	128a Belmont Rd.E CROYDON SOUTH 3136	\$846,500	31/03/2025

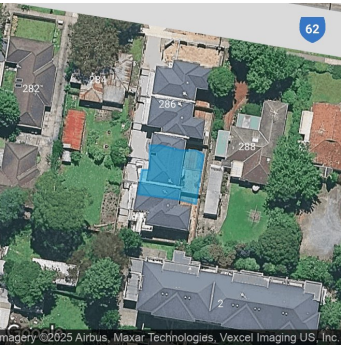
OR

~~**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:

07/07/2025 15:59

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3 2 2

Property Type:
Agent Comments
Brand-new Townhouse

Indicative Selling Price
\$820,000 - \$880,000
Median Townhouse Price
07/07/2024 - 06/07/2025: \$765,500

Comparable Properties



4/18 Laird St CROYDON 3136 (REI/VG)

Agent Comments

3 3 2

Price: \$850,000
Method: Private Sale
Date: 08/05/2025
Property Type: Townhouse (Single)



3/87 Bayswater Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$890,008
Method: Private Sale
Date: 29/04/2025
Property Type: Townhouse (Single)



128a Belmont Rd.E CROYDON SOUTH 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$846,500
Method: Private Sale
Date: 31/03/2025
Property Type: Townhouse (Single)
Land Size: 266 sqm approx