### 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	3/286 Mt Dandenong Road, Croydon Vic 3136
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$750,000	&	\$810,000

#### Median sale price

Median price	\$785,000	Pro	perty Type	Townhouse		Suburb	Croydon
Period - From	18/11/2024	to	17/11/2025		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

Add	dress of comparable property	Price	Date of sale
1	1/5 Bayswater Rd CROYDON 3136	\$762,000	31/10/2025
2	4/392 Dorset Rd CROYDON 3136	\$765,000	30/10/2025
3	1/15 Bayswater Rd CROYDON 3136	\$844,600	09/08/2025

#### 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.

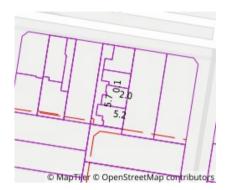
This Statement of Information was prepared on:	18/11/2025 14:58



THE AGENCY

Mitchal Towns 0416 141 990 mitchaltowns@theagency.com.au

**Indicative Selling Price** \$750,000 - \$810,000 **Median Townhouse Price** 18/11/2024 - 17/11/2025: \$785,000





**Agent Comments** 

Comparable Properties



1/5 Bayswater Rd CROYDON 3136 (REI)

**Agent Comments** 

Price: \$762,000 Method: Private Sale Date: 31/10/2025

Property Type: Townhouse (Single)

4/392 Dorset Rd CROYDON 3136 (REI)

**Agent Comments** 

Price: \$765,000 Method: Private Sale Date: 30/10/2025

Property Type: Townhouse (Single) Land Size: 193 sqm approx

1/15 Bayswater Rd CROYDON 3136 (REI/VG)

Price: \$844,600 Method: Private Sale Date: 09/08/2025

Property Type: Townhouse (Single)

**Agent Comments** 

Account - The Agency Victoria | P: 03 8578 0388





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