

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

1 DENNIS STREET CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Croydon

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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 BRENDA COURT CROYDON VIC 3136	\$781,000	16-Apr-25
39 SMITH AVENUE CROYDON VIC 3136	\$788,000	17-May-25
3 MELISSA COURT MOOROOLBARK VIC 3138	\$816,500	30-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 15 October 2025



1 BRENDA COURT CROYDON VIC 3136

Sold Price **\$781,000** Sold Date **16-Apr-25**

 3  2  2

Distance **0.13km**



39 SMITH AVENUE CROYDON VIC 3136

Sold Price **\$788,000** Sold Date **17-May-25**

 3  1  5

Distance **0.61km**



3 MELISSA COURT MOOROOLBARK VIC 3138

Sold Price **\$816,500** Sold Date **30-Apr-25**

 3  1  1

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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