

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

102 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$825,000

Median sale price

Median price

\$960,000

Property Type

House

Suburb

Croydon

Period - From

01/07/2025

to

30/09/2025

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	78 Kent Av CROYDON 3136	\$820,000	02/10/2025
2	138 Mt Dandenong Rd CROYDON 3136	\$811,000	02/09/2025
3	33 Woodland Av CROYDON 3136	\$840,000	26/07/2025

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:

17/10/2025 18:19



 3+  2  3

Property Type: House
Land Size: 1365 sqm approx

Agent Comments

Character Home Circa 1933, 3m High Ceilings. Concrete stumps. Gas heated inground pool

Indicative Selling Price

\$825,000

Median House Price

September quarter 2025: \$960,000

Comparable Properties



78 Kent Av CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$820,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 851 sqm approx



138 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

 3  1  5

Price: \$811,000
Method: Private Sale
Date: 02/09/2025
Property Type: House (Res)
Land Size: 757 sqm approx



33 Woodland Av CROYDON 3136 (REI)

Agent Comments

 4  1  -

Price: \$840,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 1045 sqm approx