

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

11/289 MT DANDENONG ROAD 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Flats

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

30A BARTLETT AVENUE CROYDON VIC 3136	\$750,000	04-Sep-25
43 MIRANG AVENUE CROYDON VIC 3136	\$775,000	16-Jul-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: 21 October 2025

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**30A BARTLETT AVENUE
CROYDON VIC 3136**

3 2 2

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **04-Sep-25**Distance **1.82km****43 MIRANG AVENUE CROYDON
VIC 3136**

3 2 2

Sold Price **\$775,000** Sold Date **16-Jul-25**Distance **1.04km****RS** = Recent sale**UN** = Undisclosed Sale

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