

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

2/417 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$575,000

&

\$595,000

Median sale price

Median price

\$671,100

Property Type

Unit

Suburb

Croydon

Period - From

01/01/2025

to

31/03/2025

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	3/29 Haig St CROYDON 3136	\$610,000	08/01/2025
2	3/3 Haig St CROYDON 3136	\$610,000	24/10/2024
3	2/43 Vernon St CROYDON 3136	\$600,000	20/08/2024

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:

30/04/2025 10:06



 2  1  1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$575,000 - \$595,000
Median Unit Price
March quarter 2025: \$671,100

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.

Comparable Properties



3/29 Haig St CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

Price: \$610,000
Method: Private Sale
Date: 08/01/2025
Property Type: Unit



3/3 Haig St CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

Price: \$610,000
Method: Private Sale
Date: 24/10/2024
Property Type: Townhouse (Single)
Land Size: 149 sqm approx



2/43 Vernon St CROYDON 3136 (REI/VG)

Agent Comments

 2  1  2

Price: \$600,000
Method: Private Sale
Date: 20/08/2024
Property Type: Townhouse (Res)
Land Size: 149 sqm approx

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