

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

254B Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$775,000

&

\$825,000

Median sale price

Median price \$663,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2024

to 30/09/2025

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	Price	Date of sale
1	6/7-9 Vernon St CROYDON 3136	\$791,000	26/08/2025
2	3/13 Niel St CROYDON 3136	\$795,000	05/08/2025
3	200 Dorset Rd CROYDON 3136	\$850,000	09/04/2025

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:

01/10/2025 11:59



Property Type:
Agent Comments

Indicative Selling Price
\$775,000 - \$825,000
Median Unit Price
01/10/2024 - 30/09/2025: \$663,000

Comparable Properties



6/7-9 Vernon St CROYDON 3136 (REI)

Agent Comments



Price: \$791,000
Method: Sold Before Auction
Date: 26/08/2025
Property Type: Unit
Land Size: 342 sqm approx



3/13 Niel St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 05/08/2025
Property Type: Unit
Land Size: 267 sqm approx



200 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 09/04/2025
Property Type: House (Res)
Land Size: 609 sqm approx

Account - Ray White Croydon | P: 03 9725 7444