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			8/189-191 Dorset Road, Croydon								
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)											
Single		gle price	\$*			or range between		\$870,000		&	\$920,000
Median sale price											
Median price		\$765,000			Pro	perty typ	pe <i>Unit</i>	Subur		b Croydon	
Period - From		Oct 2024 to		Sep 2025		Source	Realestate.com				
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.											
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 o						red on:	9 th October 2025			

