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	124 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between $1,560,000 & $1,590,000

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	20 Oaktree Rd CROYDON NORTH 3136	$1,600,000	03/10/2025
2	79 Yarra Rd CROYDON HILLS 3136	$1,583,888	11/09/2025
3			

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: 19/11/2025 08:58

124 Dorset Road, Croydon Vic 3136

JellisCraig

Chris Clerke
9870 6211
0459 101 811
chrisclerke@jelliscraig.com.au



5 3 3

Property Type: House
Land Size: 1044 sqm approx

Agent Comments

Indicative Selling Price
$1,560,000 - $1,590,000
Median House Price
September quarter 2025: $960,000

Comparable Properties



20 Oaktree Rd CROYDON NORTH 3136 (REI)

4 2 3

Price: $1,600,000
Method: Private Sale
Date: 03/10/2025
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



79 Yarra Rd CROYDON HILLS 3136 (REI)

5 3 4

Price: $1,583,888
Method: Private Sale
Date: 11/09/2025
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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