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	2/11 Dixon Avenue, Croydon VIC 3136

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $950,000 Property Type House Suburb Croydon

Period - From 06/08/2025 to 04/02/2026 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11 Wandana St, Mooroolbark Vic	$815,000	02/12/2025
2/6 Judith Ct, Croydon Vic	$798,627	07/11/2025
3/186 Dorset Rd, Croydon Vic	$800,000	14/01/2026

This Statement of Information was prepared on: 06/02/2026