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	434 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $983,500 Property Type House Suburb Croydon

Period - From 01/10/2025 to 31/12/2025 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	16 Croydon Way CROYDON 3136	$870,000	30/12/2025
2	35 Olympus Dr CROYDON SOUTH 3136	$863,000	24/12/2025
3	22 Hull Rd CROYDON 3136	$850,000	16/12/2025

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: 18/02/2026 16:32

434 Dorset Road, Croydon Vic 3136

JellisCraig

Lynn Mitchell
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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
December quarter 2025: $983,500

Comparable Properties



16 Croydon Way CROYDON 3136 (REI)

3 1 2

Price: $870,000
Method: Private Sale
Date: 30/12/2025
Property Type: House (Res)
Land Size: 889 sqm approx

Agent Comments



35 Olympus Dr CROYDON SOUTH 3136 (REI/VG)

3 1 3

Price: $863,000
Method: Private Sale
Date: 24/12/2025
Property Type: House
Land Size: 888 sqm approx

Agent Comments



22 Hull Rd CROYDON 3136 (REI/VG)

3 3 2

Price: $850,000
Method: Private Sale
Date: 16/12/2025
Property Type: House (Res)
Land Size: 810 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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