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	8/258 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $687,000 Property Type Unit Suburb Croydon

Period - From 01/01/2025 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	4/40 Felix Gr MOOROOLBARK 3138	$750,000	16/02/2026
2	10/379-381 Dorset Rd CROYDON 3136	$700,000	01/12/2025
3	1/12 Moore Av CROYDON 3136	$740,000	29/11/2025

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: 12/03/2026 08:53

8/258 Dorset Road, Croydon Vic 3136

Greg Earney
9726 8888
0438 305 687
gregearney@jelliscraig.com.au



3 1 2

Property Type: Unit
Land Size: 306 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
Year ending December 2025: $687,000

Comparable Properties



4/40 Felix Gr MOOROOLBARK 3138 (REI)

3 1 2

Price: $750,000
Method: Private Sale
Date: 16/02/2026
Property Type: Unit
Land Size: 262 sqm approx

Agent Comments



10/379-381 Dorset Rd CROYDON 3136 (REI)

3 1 2

Price: $700,000
Method: Private Sale
Date: 01/12/2025
Property Type: Unit
Land Size: 316 sqm approx

Agent Comments



1/12 Moore Av CROYDON 3136 (REI/VG)

3 1 2

Price: $740,000
Method: Private Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 332 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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