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	201/17 LANDALE AVENUE CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$465,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$669,000	Property type	Unit	Suburb	Croydon
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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 6 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
201/291 MT DANDENONG ROAD CROYDON VIC 3136	$503,000	23-Jul-25
312/211 MT DANDENONG ROAD CROYDON VIC 3136	$480,000	07-Jul-25
202/211 MT DANDENONG ROAD CROYDON VIC 3136	$500,000	11-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 29 August 2025

CONSUMER AFFAIRS VICTORIA

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We see more than property
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201/291 MT DANDENONG ROAD CROYDON VIC 3136

2 1 1

Sold Price **$503,000** Sold Date **23-Jul-25**

Distance **0.14km**



312/211 MT DANDENONG ROAD CROYDON VIC 3136

2 1 1

Sold Price RS **$480,000** Sold Date **07-Jul-25**

Distance **0.51km**



202/211 MT DANDENONG ROAD CROYDON VIC 3136

2 1 1

Sold Price RS **$500,000** Sold Date **11-Jun-25**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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