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	468 Dorset Road, Croydon South Vic 3136

Indicative selling price

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

Range between $660,000 & $725,000

Median sale price

Median price $919,000 Property Type House Suburb Croydon South

Period - From 01/04/2026 to 30/06/2026 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	1/314 Mt Dandenong Rd CROYDON 3136	$720,000	25/08/2026
2	2/7 Leigh Rd CROYDON 3136	$680,000	23/07/2026
3	1/17 Shelley Av KILSYTH 3137	$725,000	17/04/2026

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: 08/09/2026 13:12

468 Dorset Road, Croydon South Vic 3136

3 1 2

Property Type: House
Land Size: 376 sqm approx

Agent Comments

Indicative Selling Price
$660,000 - $725,000
Median House Price
June quarter 2026: $919,000

Comparable Properties

1/314 Mt Dandenong Rd CROYDON 3136 (REI)

3 1 2

Price: $720,000
Method: Private Sale
Date: 25/08/2026
Property Type: House
Land Size: 424 sqm approx

Agent Comments

2/7 Leigh Rd CROYDON 3136 (REI)

3 1 2

Price: $680,000
Method: Private Sale
Date: 23/07/2026
Property Type: Unit
Land Size: 229 sqm approx

Agent Comments

1/17 Shelley Av KILSYTH 3137 (REI/VG)

3 1 2

Price: $725,000
Method: Private Sale
Date: 17/04/2026
Property Type: House
Land Size: 419 sqm approx

Agent Comments

Account - Woodards | P: 0390563899

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