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	2/354 Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $691,800 Property Type Unit Suburb Croydon

Period - From 01/07/2024 to 30/09/2024 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	8/15 Cambridge Rd MOOROOLBARK 3138	$615,000	13/09/2024
2	10 Colchester Rd KILSYTH 3137	$625,105	18/07/2024
3	1/10 Browning St KILSYTH 3137	$650,000	12/06/2024

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: 07/11/2024 15:27

2/354 Mount Dandenong Road, Croydon Vic 3136

Patrick Donker
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3 2 1

Property Type: Unit
Land Size: 294 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
September quarter 2024: $691,800

Comparable Properties



8/15 Cambridge Rd MOOROOLBARK 3138 (REI)

3 1 1

Price: $615,000
Method: Private Sale
Date: 13/09/2024
Property Type: Unit

Agent Comments



10 Colchester Rd KILSYTH 3137 (REI)

3 1 1

Price: $625,105
Method: Private Sale
Date: 18/07/2024
Property Type: House
Land Size: 524 sqm approx

Agent Comments



1/10 Browning St KILSYTH 3137 (REI/VG)

3 1 1

Price: $650,000
Method: Private Sale
Date: 12/06/2024
Property Type: House
Land Size: 435 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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