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	106/211 Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between $450,000 & $480,000

Median sale price

Median price $671,100 Property Type Unit Suburb Croydon

Period - From 01/01/2025 to 31/03/2025 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	20/5-7 Alfrick Rd CROYDON 3136	$481,000	17/04/2025
2	304/211 Mt Dandenong Rd CROYDON 3136	$480,000	03/04/2025
3	9/14 Landale Av CROYDON 3136	$480,000	13/02/2025

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: 20/05/2025 16:56

106/211 Mount Dandenong Road, Croydon Vic 3136

2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $480,000
Median Unit Price
March quarter 2025: $671,100

Comparable Properties



20/5-7 Alfrick Rd CROYDON 3136 (REI)

2 1 1

Price: $481,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment

Agent Comments



304/211 Mt Dandenong Rd CROYDON 3136 (REI/VG)

2 1 1

Price: $480,000
Method: Private Sale
Date: 03/04/2025
Property Type: Apartment

Agent Comments



9/14 Landale Av CROYDON 3136 (REI/VG)

2 1 1

Price: $480,000
Method: Private Sale
Date: 13/02/2025
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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