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<br>Including suburb and postcode | 105/296 Mt Dandenong Road, Croydon Vic 3136 |

## Indicative selling price

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

Range between $460,000 & $500,000

## Median sale price

Median price $657,250 Property Type Unit Suburb Croydon

Period - From 01/07/2024 to 30/06/2025 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 | 201/291 Mt Dandenong Rd CROYDON 3136 | $503,000 | 09/08/2025 |
| 2 | 106/211 Mt Dandenong Rd CROYDON 3136 | $480,000 | 23/07/2025 |
| 3 | 202/211 Mt Dandenong Rd CROYDON 3136 | $500,000 | 11/06/2025 |

**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: 15/09/2025 13:17

# 105/296 Mt Dandenong Road, Croydon Vic 3136

Sophie Broadbent
9870 6211
0405 530 540
sophiebroadbent@jelliscraig.com.au




2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$460,000 - $500,000
**Median Unit Price**
Year ending June 2025: $657,250

## Comparable Properties



**201/291 Mt Dandenong Rd CROYDON 3136 (REI/VG)**

2 1 1

**Price:** $503,000
**Method:** Private Sale
**Date:** 09/08/2025
**Property Type:** Apartment

Agent Comments



**106/211 Mt Dandenong Rd CROYDON 3136 (REI/VG)**

2 1 1

**Price:** $480,000
**Method:** Private Sale
**Date:** 23/07/2025
**Property Type:** Apartment

Agent Comments



**202/211 Mt Dandenong Rd CROYDON 3136 (REI/VG)**

2 1 1

**Price:** $500,000
**Method:** Private Sale
**Date:** 11/06/2025
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig | P: 03 9870 6211

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