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	1-4/286 Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $672,500 Property Type Unit Suburb Croydon

Period - From 01/07/2023 to 30/06/2024 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	3/12 Lomond Av KILSYTH 3137	$710,000	20/07/2024
2	2/104 Maroondah Hwy CROYDON 3136	$728,000	24/06/2024
3	3/38 Pascoe Av CROYDON 3136	$785,000	15/05/2024

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: 20/08/2024 16:54

1-4/286 Mount Dandenong Road, Croydon Vic 3136

THE AGENCY

Mitchal Towns
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mitchaltowns@theagency.com.au

3 2

Rooms: 2
Property Type: Townhouse
Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending June 2024: $672,500

Comparable Properties



3/12 Lomond Av KILSYTH 3137 (REI)

3 2 1

Price: $710,000
Method: Private Sale
Date: 20/07/2024
Property Type: Townhouse (Single)

Agent Comments



2/104 Maroondah Hwy CROYDON 3136 (REI/VG)

3 2 2

Price: $728,000
Method: Private Sale
Date: 24/06/2024
Property Type: Townhouse (Single)
Land Size: 227 sqm approx

Agent Comments



3/38 Pascoe Av CROYDON 3136 (REI/VG)

3 2 2

Price: $785,000
Method: Private Sale
Date: 15/05/2024
Property Type: Townhouse (Res)
Land Size: 244 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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