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: 399 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between $690,000 & $750,000

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	16 Sunray Ct CROYDON 3136	$720,000	20/06/2025
2	2 Venetian Ct CROYDON 3136	$769,250	04/04/2025
3	64 Jesmond Rd CROYDON 3136	$775,000	04/04/2025

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: 23/09/2025 10:02

399 Dorset Road, Croydon Vic 3136

JellisCraig

Jack Sammut
9870 6211
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Indicative Selling Price
$690,000 - $750,000
Median Unit Price
Year ending June 2025: $657,250

3 1 2

Property Type: Unit
Land Size: 398 sqm approx

Agent Comments

Comparable Properties

16 Sunray Ct CROYDON 3136 (REI)

3 1 2

Price: $720,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 407 sqm approx

Agent Comments

2 Venetian Ct CROYDON 3136 (REI/VG)

3 1 2

Price: $769,250
Method: Private Sale
Date: 04/04/2025
Property Type: House (Res)
Land Size: 418 sqm approx

Agent Comments

64 Jesmond Rd CROYDON 3136 (REI/VG)

3 1 1

Price: $775,000
Method: Private Sale
Date: 04/04/2025
Property Type: House (Res)
Land Size: 355 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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