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	102/211 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between $465,000 & $510,000

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	106/211 Mt Dandenong Rd CROYDON 3136	$480,000	23/07/2025
2	312/211 Mt Dandenong Rd CROYDON 3136	$480,000	07/07/2025
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: 14/08/2025 13:31

102/211 Mt Dandenong Road, Croydon Vic 3136

JellisCraig

Jen Harlow
9870 6211
0415 356 657
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$465,000 - $510,000
Median Unit Price
Year ending June 2025: $657,250

Comparable Properties



106/211 Mt Dandenong Rd CROYDON 3136 (REI)

2 1 1

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

Agent Comments



312/211 Mt Dandenong Rd CROYDON 3136 (REI)

2 1 1

Price: $480,000
Method: Private Sale
Date: 07/07/2025
Property Type: Unit

Agent Comments



202/211 Mt Dandenong Rd CROYDON 3136 (REI)

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

REIV THE DIFFERENCE | propertydata.com.au

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