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: 6a Paterson Street, Croydon Vic 3136

Indicative selling price

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

Range between $795,000 & $870,000

Median sale price

Median price $787,500 Property Type Townhouse Suburb Croydon

Period - From 02/12/2024 to 01/12/2025 Source Property Data

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	3/60 Dorset Rd CROYDON 3136	$880,000	04/10/2025
2	1/30 Dorset Rd CROYDON 3136	$820,000	09/07/2025
3			

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: 02/12/2025 11:36

6a Paterson Street, Croydon Vic 3136

JellisCraig

Regina Atkinson
9726 8888
0417 565 624
reginaatkinson@jelliscraig.com.au



4 2 2

Property Type: Townhouse
Land Size: 258 sqm approx

Agent Comments

Indicative Selling Price
$795,000 - $870,000
Median Townhouse Price
02/12/2024 - 01/12/2025: $787,500

Comparable Properties



3/60 Dorset Rd CROYDON 3136 (REI/VG)

4 2 2

Price: $880,000
Method: Private Sale
Date: 04/10/2025
Property Type: Townhouse (Single)
Land Size: 245 sqm approx

Agent Comments



1/30 Dorset Rd CROYDON 3136 (REI/VG)

4 2 2

Price: $820,000
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)

Agent Comments

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.

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