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: 2/50-52 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $730,000 Property Type Unit Suburb Croydon

Period - From 01/07/2025 to 30/09/2025 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	3/12-22 Cutts Av CROYDON 3136	$736,000	23/09/2025
2	53 Mt Dandenong Rd CROYDON 3136	$680,000	13/09/2025
3	1/286 Mt Dandenong Rd CROYDON 3136	$730,000	07/07/2025

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: 21/11/2025 14:15

2/50-52 Mt Dandenong Road, Croydon Vic 3136

JellisCraig

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Indicative Selling Price
$680,000 - $740,000
Median Unit Price
September quarter 2025: $730,000



3 2 2

Property Type: Unit
Land Size: 370 sqm approx

Agent Comments

Comparable Properties



3/12-22 Cutts Av CROYDON 3136 (REI)

3 1 1

Price: $736,000
Method: Private Sale
Date: 23/09/2025
Property Type: Unit

Agent Comments



53 Mt Dandenong Rd CROYDON 3136 (REI/VG)

3 1 -

Price: $680,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House
Land Size: 547 sqm approx

Agent Comments



1/286 Mt Dandenong Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $730,000
Method: Private Sale
Date: 07/07/2025
Property Type: Townhouse (Single)

Agent Comments

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