

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

47/355 Dorset 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 \$671,100

Property Type Unit

Suburb Croydon

Period - From 01/01/2025

to

31/03/2025

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	1/11 Barclay Av CROYDON 3136	\$720,000	18/03/2025
2	35 Barclay Av CROYDON 3136	\$715,000	16/03/2025
3	1/436 Dorset Rd CROYDON 3136	\$700,000	26/12/2024

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:

25/06/2025 18:22



3 2 2

Rooms: 6
Property Type: Unit
Land Size: 294 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
March quarter 2025: \$671,100

Comparable Properties



1/11 Barclay Av CROYDON 3136 (REI/VG)

Agent Comments

3 2 1

Price: \$720,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 395 sqm approx



35 Barclay Av CROYDON 3136 (VG)

Agent Comments

3 - -

Price: \$715,000
Method: Sale
Date: 16/03/2025
Property Type: House (Res)
Land Size: 414 sqm approx



1/436 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$700,000
Method: Private Sale
Date: 26/12/2024
Property Type: House
Land Size: 405 sqm approx