

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

100 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$789,975

Property Type

Vacant land

Suburb

Croydon

Period - From

17/10/2024

to

16/10/2025

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	39 Webster Av CROYDON 3136	\$790,000	05/08/2025
2			
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:

17/10/2025 18:28



Property Type: Land
Land Size: 909 sqm approx
Agent Comments
Land Dimensions 21.3m Front & Rear boundary x 42.7m Side boundaries. Crossover installation will be at purchasers cost.

Indicative Selling Price
\$625,000
Median Land Price
17/10/2024 - 16/10/2025: \$789,975

Comparable Properties



39 Webster Av CROYDON 3136 (REI)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 05/08/2025
Property Type: Land

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.