

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 \$460,000

Median sale price

Median price \$789,950

Property Type Vacant land

Suburb Croydon

Period - From 18/12/2024

to 17/12/2025

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	20a Helen Av CROYDON SOUTH 3136	\$367,500	29/10/2025
2	39 Webster Av CROYDON 3136	\$790,000	05/08/2025
3	2/18 Mirang Av CROYDON 3136	\$450,000	01/07/2025

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:

18/12/2025 17:05



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Property Type: Land (Res)
Land Size: 909 sqm approx

Agent Comments

This land is priced significantly below market value due to civil works still required to add crossover and driveway which will be at the purchaser's expense

Indicative Selling Price
\$460,000
Median Land Price
18/12/2024 - 17/12/2025: \$789,950

Comparable Properties



20a Helen Av CROYDON SOUTH 3136 (REI/VG)

[Agent Comments](#)

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Price: \$367,500
Method: Private Sale
Date: 29/10/2025
Property Type: Land
Land Size: 241 sqm approx



39 Webster Av CROYDON 3136 (REI/VG)

[Agent Comments](#)

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Price: \$790,000
Method: Private Sale
Date: 05/08/2025
Property Type: Land
Land Size: 868 sqm approx

2/18 Mirang Av CROYDON 3136 (VG)

[Agent Comments](#)

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Price: \$450,000
Method: Sale
Date: 01/07/2025
Property Type: Land
Land Size: 431 sqm approx

Account - Barry Plant | P: 03 9735 3300



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