

# 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

3/4 Arthur Place, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$770,000

### Median sale price

Median price \$803,000 Property Type Townhouse Suburb Croydon

Period - From 25/03/2025 to 24/03/2026 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	3/40 Dorset Rd CROYDON 3136	\$770,000	16/01/2026
2	11/289 Mt Dandenong Rd CROYDON 3136	\$760,000	26/11/2025
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:

25/03/2026 17:33



3   
 3   
 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$720,000 - \$770,000

**Median Townhouse Price**

25/03/2025 - 24/03/2026: \$803,000

## Comparable Properties



**3/40 Dorset Rd CROYDON 3136 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$770,000

**Method:** Private Sale

**Date:** 16/01/2026

**Property Type:** Unit



**11/289 Mt Dandenong Rd CROYDON 3136 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$760,000

**Method:** Private Sale

**Date:** 26/11/2025

**Property Type:** Townhouse (Single)

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.

Account - Barry Plant | P: 03 9735 3300