

## 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

1/74 DORSET ROAD CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$965,000

Property type

Other

Suburb

Croydon

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### 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 6 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

1/58 DORSET ROAD CROYDON VIC 3136	\$790,000	21-Jan-26
141A HULL ROAD CROYDON VIC 3136	\$875,000	14-Apr-26
3/14 RICKY COURT MOOROOLBARK VIC 3138	\$835,000	01-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 01 July 2026



**1/58 DORSET ROAD CROYDON VIC 3136** Sold Price **\$790,000** Sold Date **21-Jan-26**

3 2 2

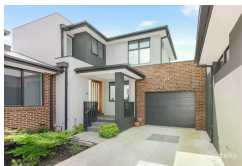
Distance **0.16km**



**141A HULL ROAD CROYDON VIC 3136** Sold Price **\$875,000** Sold Date **14-Apr-26**

3 2 2

Distance **1.87km**



**3/14 RICKY COURT MOOROOLBARK VIC 3138** Sold Price **\$835,000** Sold Date **01-Feb-26**

4 3 2

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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