

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

192 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$919,250 Property Type House Suburb Croydon

Period - From 01/01/2026 to 31/03/2026 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	2-4 Ervin Rd KILSYTH 3137	\$1,105,000	17/12/2025
2	40 Toorak Av CROYDON 3136	\$1,150,000	26/11/2025
3	4 Woodland Av CROYDON 3136	\$1,010,000	05/11/2025

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: 13/05/2026 16:42



Property Type: House (Res)
Land Size: 1407 sqm approx

Agent Comments

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.

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
March quarter 2026: \$919,250

Comparable Properties



2-4 Ervin Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$1,105,000
Method: Private Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 1189 sqm approx



40 Toorak Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 26/11/2025
Property Type: House (Res)
Land Size: 1276 sqm approx



4 Woodland Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,010,000
Method: Private Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 1100 sqm approx

Account - Barry Plant | P: 03 9874 3355