

# 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](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$962,000 Property Type House Suburb Croydon

Period - From 11/06/2025 to 10/06/2026 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	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: 11/06/2026 13:08



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**Property Type:** House  
**Land Size:** 1407 sqm approx

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

11/06/2025 - 10/06/2026: \$962,000

**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.

## Comparable Properties



**2-4 Ervin Rd KILSYTH 3137 (REI)**

[Agent Comments](#)

 4    2    3

**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](#)

 3    1    1

**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](#)

 2    1    -

**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 05/11/2025

**Property Type:** House (Res)

**Land Size:** 1100 sqm approx

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