

## 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

1/338 MT DANDENONG 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

\$740,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,750

Property type

Unit

Suburb

Croydon

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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

1/330 MT DANDENONG ROAD CROYDON VIC 3136	\$815,000	25-Mar-24
2/56 HULL ROAD CROYDON VIC 3136	\$757,000	29-Feb-24
6/11 CAMERON ROAD CROYDON VIC 3136	\$790,000	29-Jan-24

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: 26 June 2024



**1/330 MT DANDENONG ROAD  
CROYDON VIC 3136**

 3  2  1

Sold Price

<sup>RS</sup> **\$815,000** Sold Date **25-Mar-24**

Distance **0.07km**



**2/56 HULL ROAD CROYDON VIC  
3136**

 3  2  2

Sold Price

**\$757,000** Sold Date **29-Feb-24**

Distance **0.61km**



**6/11 CAMERON ROAD CROYDON  
VIC 3136**

 3  2  2

Sold Price

**\$790,000** Sold Date **29-Jan-24**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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