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	11/294-298 DORSET ROAD CROYDON VIC 3136

Indicative selling price

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

~~Single Price~~		or range between	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	Unit	Suburb	Croydon
Period-from	01 Mar 2025	to	28 Feb 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
11/300-308 MT DANDENONG ROAD CROYDON VIC 3136	$550,000	21-Nov-25
3/24 LUSHER ROAD CROYDON VIC 3136	$595,000	01-Oct-25
4/5 LANDALE AVENUE CROYDON VIC 3136	$550,500	18-Dec-25

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: 11 March 2026

Phil Licciardi
P 03 98794422
M 0408808108
E phil.licciardi@noeljones.com.au

11/300-308 MT DANDENONG ROAD CROYDON VIC 3136

2 1 1

Sold Price **$550,000** Sold Date **21-Nov-25**

Distance **0.29km**

3/24 LUSHER ROAD CROYDON VIC 3136

2 1 1

Sold Price **$595,000** Sold Date **01-Oct-25**

Distance **1.1km**

4/5 LANDALE AVENUE CROYDON VIC 3136

3 1 1

Sold Price RS **$550,500** Sold Date **18-Dec-25**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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