

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

2/244 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$983,500

Property Type House

Suburb Croydon

Period - From 01/10/2025

to 31/12/2025

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	2/357 Maroondah Hwy CROYDON NORTH 3136	\$780,000	31/12/2025
2	10/379-381 Dorset Rd CROYDON 3136	\$700,000	01/12/2025
3	399 Dorset Rd CROYDON 3136	\$715,000	28/11/2025

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:

27/03/2026 11:51

Ash Thompson

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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

December quarter 2025: \$983,500



3 2 2

Property Type: House

Land Size: 422 sqm approx

Agent Comments

Comparable Properties



2/357 Maroondah Hwy CROYDON NORTH 3136 (REI/VG) **Agent Comments**

3 2 2

Price: \$780,000

Method: Private Sale

Date: 31/12/2025

Property Type: Unit

Land Size: 242.50 sqm approx



10/379-381 Dorset Rd CROYDON 3136 (REI)

Agent Comments

3 1 2

Price: \$700,000

Method: Private Sale

Date: 01/12/2025

Property Type: Unit

Land Size: 316 sqm approx



399 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$715,000

Method: Private Sale

Date: 28/11/2025

Property Type: Unit

Land Size: 398 sqm approx