

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

256 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)

Price Range: \$690,000 to \$730,000

### Median sale price

Median price \$915,000 Property type *House* Suburb CROYDON

Period - From 01/04/2023 to 31/03/2024 Source



### Comparable property sales

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) 29 JESMOND RD, CROYDON, VIC 3136	\$700,000	08/04/2024
2) 6A NIEL ST, CROYDON, VIC 3136	\$731,000	12/03/2024
3) 30A DIANE CRES, MOOROOLBARK, VIC 3138	\$740,000	28/12/2023

This Statement of Information was prepared on: 15/05/2024