

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

275 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Croydon

Period - From

01/01/2025

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	147 Hull Rd CROYDON 3136	\$830,000	14/10/2025
2	78 Kent Av CROYDON 3136	\$820,000	02/10/2025
3	51 Allendale Rd CROYDON 3136	\$822,500	19/09/2025

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:

26/02/2026 08:58



Property Type: House (Previously Occupied - Detached)
Land Size: 836 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$850,000
Median House Price
 Year ending December 2025: \$950,000

Comparable Properties



147 Hull Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 14/10/2025
Property Type: House
Land Size: 864 sqm approx



78 Kent Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 851 sqm approx



51 Allendale Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$822,500
Method: Private Sale
Date: 19/09/2025
Property Type: House (Res)
Land Size: 878 sqm approx

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



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