

## 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

3/85 MOUNT VIEW PARADE 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

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Croydon

Period-from

01 Jul 2025

to

30 Jun 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 11/294-298 DORSET ROAD CROYDON VIC 3136 | \$600,000 | 31-Mar-26 |
| 5/70 LINCOLN ROAD CROYDON VIC 3136      | \$595,000 | 10-Apr-26 |
|                                         |           |           |

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: 18 July 2026



**11/294-298 DORSET ROAD  
CROYDON VIC 3136**

 2  1  1

Sold Price

**\$600,000**

Sold Date

**31-Mar-26**

Distance

**1.69km**



**5/70 LINCOLN ROAD CROYDON  
VIC 3136**

 2  1  1

Sold Price

**\$595,000**

Sold Date

**10-Apr-26**

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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