

## 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

305 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$954,000

Property type

Other

Suburb

Croydon

Period-from

01 Apr 2025

to

31 Mar 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 4-6 THACKERAY COURT CROYDON VIC 3136 | \$820,000 | 30-Mar-26 |
| 7 LOCH STREET KILSYTH VIC 3137       | \$840,000 | 14-Feb-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: 30 April 2026



## 4-6 THACKERAY COURT CROYDON VIC 3136

3 2 2

Sold Price

<sup>RS</sup> **\$820,000** Sold Date **30-Mar-26**

Distance **0.6km**



## 7 LOCH STREET KILSYTH VIC 3137

3 1 2

Sold Price

**\$840,000** Sold Date **14-Feb-26**

Distance **1.81km**

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

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