

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

386 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$960,000

Property Type House

Suburb Croydon

Period - From 01/07/2025

to 30/06/2026

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	1/314 Mt Dandenong Rd CROYDON 3136	\$720,000	25/08/2026
2	5 Surrey Rd.W CROYDON 3136	\$675,000	12/06/2026
3	7 William Rd CROYDON 3136	\$750,000	11/05/2026

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:

09/09/2026 15:46



 3  1  1

Property Type: House

Land Size: 581 sqm approx

Agent Comments

Comparable Properties



1/314 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$720,000

Method: Private Sale

Date: 25/08/2026

Property Type: House

Land Size: 424 sqm approx



5 Surrey Rd.W CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$675,000

Method: Private Sale

Date: 12/06/2026

Property Type: House

Land Size: 448 sqm approx



7 William Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$750,000

Method: Private Sale

Date: 11/05/2026

Property Type: House (Res)

Land Size: 588 sqm approx