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	4/411 MT DANDENONG ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$670,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$960,000	Property type	Other	Suburb	Croydon
Period-from	01 May 2025	to	30 Apr 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
5/18-20 LOUISA STREET CROYDON VIC 3136	$680,000	27-Jan-26
2/13 LOUISA STREET CROYDON VIC 3136	$685,000	06-Mar-26
3/330 MT DANDENONG ROAD CROYDON VIC 3136	$671,000	09-May-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: 25 May 2026

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5/18-20 LOUISA STREET CROYDON VIC 3136

2 1 1

Sold Price **$680,000** Sold Date **27-Jan-26**

Distance **0.12km**

2/13 LOUISA STREET CROYDON VIC 3136

2 1 1

Sold Price **$685,000** Sold Date **06-Mar-26**

Distance **0.23km**

3/330 MT DANDENONG ROAD CROYDON VIC 3136

2 1 1

Sold Price RS **$671,000** Sold Date **09-May-26**

Distance **0.81km**

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

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