

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

468 Dorset Road, Croydon South Vic 3136

Indicative selling price

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

Range between \$765,000 & \$835,000

Median sale price

Median price \$928,000 Property Type House Suburb Croydon South

Period - From 01/01/2026 to 31/03/2026 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.

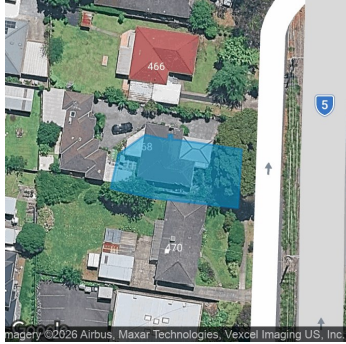
	Address of comparable property	Price	Date of sale
1	102 Eastfield Rd CROYDON SOUTH 3136	\$805,000	21/02/2026
2	1/19 Sellick Dr CROYDON 3136	\$822,000	20/01/2026
3	30 Barclay Av CROYDON 3136	\$800,000	10/11/2025

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:

28/04/2026 13:20



Property Type: House (Previously Occupied - Detached)
Land Size: 881 sqm approx
 Agent Comments

Indicative Selling Price
 \$765,000 - \$835,000
Median House Price
 March quarter 2026: \$928,000

Comparable Properties



102 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$805,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 416 sqm approx



1/19 Sellick Dr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$822,000
Method: Private Sale
Date: 20/01/2026
Property Type: House
Land Size: 415 sqm approx



30 Barclay Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 10/11/2025
Property Type: House (Res)
Land Size: 452 sqm approx

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