

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

9/416 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$680,000 & \$740,000

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	134a Eastfield Rd CROYDON SOUTH 3136	\$750,000	27/05/2026
2	2/314 Mt Dandenong Rd CROYDON 3136	\$785,000	07/05/2026
3	1/56 Norton Rd CROYDON 3136	\$720,000	18/04/2026

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:

15/07/2026 13:08

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Indicative Selling Price

\$680,000 - \$740,000

Median House Price

Year ending June 2026: \$960,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



134a Eastfield Rd CROYDON SOUTH 3136 (REI)

Agent Comments

3 2 2

Price: \$750,000

Method: Private Sale

Date: 27/05/2026

Property Type: House (Res)

Land Size: 243 sqm approx



2/314 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$785,000

Method: Private Sale

Date: 07/05/2026

Property Type: Townhouse (Single)

Land Size: 177 sqm approx



1/56 Norton Rd CROYDON 3136 (REI/VG)

Agent Comments

3 1 2

Price: \$720,000

Method: Private Sale

Date: 18/04/2026

Property Type: Townhouse (Res)