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

201/291 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$460,000		&		\$495,000				
Median sale price									
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Croydon	
Period - From	01/04/2025	to	30/06/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	202/211 Mt Dandenong Rd CROYDON 3136	\$500,000	11/06/2025
2	202/291 Mt Dandenong Rd CROYDON 3136	\$483,000	21/05/2025
3			

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:

15/07/2025 08:36









Property Type: Strata Unit/Flat Agent Comments

Mitch Grey 9725 0000 0439 033 118 mitchgrey@jelliscraig.com.au

Indicative Selling Price \$460,000 - \$495,000 Median Unit Price June quarter 2025: \$650,000

Comparable Properties

202/211 Mt Dandenong Rd CROYDON 3136 (REI) 2 1 2 1 1 Price: \$500,000 Method: Private Sale Date: 11/06/2025 Property Type: Apartment	Agent Comments
202/291 Mt Dandenong Rd CROYDON 3136 (REI/VG) 2 1 2 1 1 1 Price: \$483,000 Method: Private Sale Date: 21/05/2025 Property Type: Apartment	Agent Comments

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.

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



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