

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

3/10 BENNISON STREET 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

270 DORSET ROAD CROYDON VIC 3136

\$795,000

21-Dec-24

2/29 KITCHENER ROAD CROYDON VIC 3136

\$845,000

10-May-25

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: 02 June 2025



270 DORSET ROAD CROYDON VIC 3136 Sold Price **\$795,000** Sold Date **21-Dec-24**

 3  2  2

Distance **0.7km**



2/29 KITCHENER ROAD CROYDON VIC 3136 Sold Price ^{RS} **\$845,000** ^{UN} Sold Date **10-May-25**

 3  2  2

Distance **1.31km**

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

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