

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

5/416 DORSET 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2024

to

28 Feb 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

9 PARIS AVENUE CROYDON SOUTH VIC 3136	\$705,000	27-Dec-24
2/41 ILLAWARA CRESCENT BAYSWATER NORTH VIC 3153	\$670,000	11-Nov-24
2/354 MT DANDENONG ROAD CROYDON VIC 3136	\$647,950	19-Nov-24

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: 12 March 2025



9 PARIS AVENUE CROYDON SOUTH VIC 3136

3 1 2

Sold Price **\$705,000** Sold Date **27-Dec-24**

Distance **0.63km**



2/41 ILLAWARA CRESCENT BAYSWATER NORTH VIC 3153

3 1 1

Sold Price **\$670,000** Sold Date **11-Nov-24**

Distance **1.58km**



2/354 MT DANDENONG ROAD CROYDON VIC 3136

3 1 2

Sold Price **\$647,950** Sold Date **19-Nov-24**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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