

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

3/30 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

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Croydon

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

8/14 PATRICK AVENUE CROYDON NORTH VIC 3136	\$650,000	29-Aug-25
2/112 DORSET ROAD CROYDON VIC 3136	\$690,000	09-Dec-25
2/15 RICKY COURT MOOROOLBARK VIC 3138	\$675,000	02-Jan-26

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: 26 February 2026



**8/14 PATRICK AVENUE CROYDON
NORTH VIC 3136**

2 1 1

Sold Price

\$650,000

Sold Date **29-Aug-25**

Distance **0.65km**



**2/112 DORSET ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

\$690,000

Sold Date **09-Dec-25**

Distance **0.85km**



**2/15 RICKY COURT
MOOROOLBARK VIC 3138**

2 2 1

Sold Price

\$675,000

Sold Date **02-Jan-26**

Distance **1.75km**



**3/9 NEWMAN ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

\$690,000

Sold Date **10-Dec-25**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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