

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

2/162 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Unit

Suburb

Croydon

Period-from

01 Apr 2024

to

31 Mar 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

4/66 LINCOLN ROAD CROYDON VIC 3136	\$820,000	21-Mar-25
13 KEPSI PLACE CROYDON VIC 3136	\$750,000	03-Dec-24
1/194 DORSET ROAD CROYDON VIC 3136	\$780,000	15-Feb-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: 01 April 2025



**4/66 LINCOLN ROAD CROYDON
VIC 3136**

3 2 2

Sold Price

^{RS} **\$820,000**

Sold Date

21-Mar-25

Distance

0.23km



**13 KEPSI PLACE CROYDON VIC
3136**

3 2 2

Sold Price

\$750,000

Sold Date

03-Dec-24

Distance

0.38km



**1/194 DORSET ROAD CROYDON
VIC 3136**

3 2 2

Sold Price

^{RS} **\$780,000**

Sold Date

15-Feb-25

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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