

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

2/314 MT DANDENONG 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

\$700,250

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2024

to

31 Oct 2025

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

4/392 DORSET ROAD CROYDON VIC 3136	\$765,000	30-Oct-25
2/7 KAURI COURT CROYDON VIC 3136	\$820,000	17-Sep-25
2/30 PASCOE AVENUE CROYDON VIC 3136	\$790,000	30-Aug-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: 24 November 2025



4/392 DORSET ROAD CROYDON VIC 3136

3 2 2

Sold Price

^{RS} **\$765,000**

Sold Date **30-Oct-25**

Distance **0.76km**



2/7 KAURI COURT CROYDON VIC 3136

3 3 1

Sold Price

\$820,000

Sold Date **17-Sep-25**

Distance **0.72km**



2/30 PASCOE AVENUE CROYDON VIC 3136

3 2 2

Sold Price

^{RS} **\$790,000**

Sold Date **30-Aug-25**

Distance **0.81km**



2/194 DORSET ROAD CROYDON VIC 3136

3 2 2

Sold Price

\$800,000

Sold Date **28-Jul-25**

Distance **1.29km**



1/5 BAYSWATER ROAD CROYDON VIC 3136

3 - 2

Sold Price

^{RS} **\$762,000**

Sold Date **31-Oct-25**

Distance **1.38km**



3/14 TERRIGAL CRESCENT KILSYTH VIC 3137

3 - -

Sold Price

\$825,000

Sold Date **12-Jun-25**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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