

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

6/294-298 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Croydon

Period-from

01 Jul 2025

to

30 Jun 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

11/294-298 DORSET ROAD CROYDON VIC 3136	\$600,000	31-Mar-26
3/68 HEWISH ROAD CROYDON VIC 3136	\$618,000	20-Apr-26
6/300-304 DORSET ROAD CROYDON VIC 3136	\$685,000	28-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: 08 July 2026



**11/294-298 DORSET ROAD
CROYDON VIC 3136**

 2  1  1

Sold Price

\$600,000

Sold Date

31-Mar-26

Distance

0.03km



**3/68 HEWISH ROAD CROYDON
VIC 3136**

 2  1  1

Sold Price

\$618,000

Sold Date

20-Apr-26

Distance

0.06km



**6/300-304 DORSET ROAD
CROYDON VIC 3136**

 2  1  1

Sold Price

\$685,000

Sold Date

28-Jan-26

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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