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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	Unit	Suburb	Croydon
Period-from	01 Aug 2025	to	31 Jul 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

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: 10 August 2026

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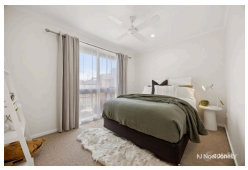

11/294-298 DORSET ROAD CROYDON VIC 3136

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**

RS = Recent sale **UN** = Undisclosed Sale

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