

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

6/164-166 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,000

Property type

Unit

Suburb

Croydon

Period-from

01 May 2024

to

30 Apr 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

2/7 FORTUNA AVENUE CROYDON VIC 3136	\$650,000	02-May-25
4/56 HEWISH ROAD CROYDON VIC 3136	\$595,000	22-Apr-25
6/1 RAWLINSON STREET CROYDON VIC 3136	\$615,799	27-Nov-24

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: 23 May 2025



**2/7 FORTUNA AVENUE CROYDON
VIC 3136**

Sold Price

^{RS} **\$650,000**

Sold Date **02-May-25**

2 1 1

Distance **0.85km**



**4/56 HEWISH ROAD CROYDON
VIC 3136**

Sold Price

^{RS} **\$595,000** ^{UN}

Sold Date **22-Apr-25**

2 1 1

Distance **0.92km**



**6/1 RAWLINSON STREET
CROYDON VIC 3136**

Sold Price

\$615,799

Sold Date **27-Nov-24**

2 1 1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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