

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

110/211 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Croydon

Period-from

01 Oct 2024

to

30 Sep 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

106/211 MT DANDENONG ROAD CROYDON VIC 3136	\$480,000	23-Jul-25
308/211 MT DANDENONG ROAD CROYDON VIC 3136	\$480,000	08-Oct-25
202/211 MT DANDENONG ROAD CROYDON VIC 3136	\$500,000	31-May-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: 31 October 2025



**106/211 MT DANDENONG ROAD
CROYDON VIC 3136**

 2  1  1

Sold Price

\$480,000

Sold Date

23-Jul-25

Distance

0km



**308/211 MT DANDENONG ROAD
CROYDON VIC 3136**

 2  1  1

Sold Price

^{RS} **\$480,000**

Sold Date

08-Oct-25

Distance

0km



**202/211 MT DANDENONG ROAD
CROYDON VIC 3136**

 2  1  1

Sold Price

\$500,000

Sold Date

31-May-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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