

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

301/211 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

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,000

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2024

to

31 Aug 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

102/211 MT DANDENONG ROAD CROYDON VIC 3136	\$503,000	27-Aug-25
106/211 MT DANDENONG ROAD CROYDON VIC 3136	\$480,000	23-Jul-25
202/211 MT DANDENONG ROAD CROYDON VIC 3136	\$500,000	11-Jun-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: 05 September 2025



**102/211 MT DANDENONG ROAD
CROYDON VIC 3136**

 2  1  1

Sold Price ^{RS} **\$503,000** Sold Date **27-Aug-25**

Distance **0km**



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

 2  1  1

Sold Price **\$480,000** Sold Date **23-Jul-25**

Distance **0km**



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

 2  1  1

Sold Price ^{RS} **\$500,000** Sold Date **11-Jun-25**

Distance **0km**

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

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