

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

3/378-380 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$649,000

Median sale price

Median price \$657,250

Property Type Unit

Suburb Croydon

Period - From 01/07/2024

to

30/06/2025

Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

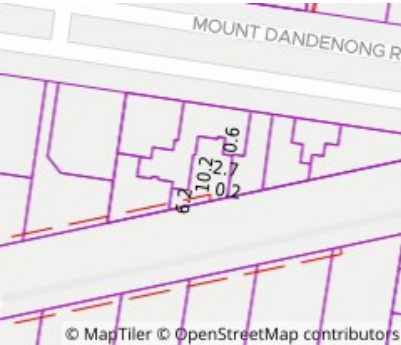
	Address of comparable property	Price	Date of sale
1	3/82 Mount View Pde CROYDON 3136	\$640,000	01/08/2025
2	6/164 Mt Dandenong Rd CROYDON 3136	\$625,000	16/06/2025
3	5/63-65 Surrey Rd.E CROYDON 3136	\$622,000	17/05/2025

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 six months.~~

This Statement of Information was prepared on:

06/09/2025 16:05



2 1 1

Rooms: 6
Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
Year ending June 2025: \$657,250

Comparable Properties



3/82 Mount View Pde CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 01/08/2025
Property Type: Unit



6/164 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 2

Price: \$625,000
Method: Private Sale
Date: 16/06/2025
Property Type: Unit
Land Size: 188 sqm approx



5/63-65 Surrey Rd.E CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$622,000
Method: Private Sale
Date: 17/05/2025
Property Type: Unit

