

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

203/291 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Croydon

Period-from

01 Feb 2025

to

31 Jan 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

311/211 MT DANDENONG ROAD CROYDON VIC 3136	\$405,000	22-Dec-25
103/17 LANDALE AVENUE CROYDON VIC 3136	\$412,500	06-Nov-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: 18 February 2026



**311/211 MT DANDENONG ROAD
CROYDON VIC 3136**

 1  1  1

Sold Price **\$405,000** Sold Date **22-Dec-25**

Distance **0.51km**



**103/17 LANDALE AVENUE
CROYDON VIC 3136**

 1  1  -

Sold Price **\$412,500** Sold Date **06-Nov-25**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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