

## 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

1/4 MALLANA COURT CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$954,000

Property type

Other

Suburb

Croydon

Period-from

01 Apr 2025

to

31 Mar 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

3/31 HAIG STREET CROYDON VIC 3136	\$750,000	28-Mar-26
8/258-260 DORSET ROAD CROYDON VIC 3136	\$740,000	20-Mar-26
2/93 LUSHER ROAD CROYDON VIC 3136	\$790,000	13-Jan-26

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: 17 April 2026



**3/31 HAIG STREET CROYDON VIC 3136**

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date **28-Mar-26**

3 1 1

Distance **1.58km**



**8/258-260 DORSET ROAD CROYDON VIC 3136**

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date **20-Mar-26**

3 1 2

Distance **1.53km**



**2/93 LUSHER ROAD CROYDON VIC 3136**

Sold Price

**\$790,000**

Sold Date **13-Jan-26**

3 1 1

Distance **0.81km**

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

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