

# 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 2/244 Dorset Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$695,000 Property Type Unit Suburb Croydon

Period - From 01/04/2025 to 31/03/2026 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	52b Surrey Rd.E CROYDON 3136	\$740,000	13/03/2026
2	10/379-381 Dorset Rd CROYDON 3136	\$700,000	01/12/2025
3	399 Dorset Rd CROYDON 3136	\$715,000	28/11/2025

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: 16/04/2026 12:57

Ash Thompson  
9870 6211  
0401 205 320

ashthompson@jelliscraig.com.au

**Indicative Selling Price**

\$650,000 - \$715,000

**Median Unit Price**

Year ending March 2026: \$695,000



 3    2    2

**Property Type:** House

**Land Size:** 422 sqm approx

Agent Comments

## Comparable Properties



**52b Surrey Rd.E CROYDON 3136 (REI)**

Agent Comments

 3    2    2

**Price:** \$740,000

**Method:** Private Sale

**Date:** 13/03/2026

**Property Type:** House

**Land Size:** 439 sqm approx



**10/379-381 Dorset Rd CROYDON 3136 (REI)**

Agent Comments

 3    1    2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 01/12/2025

**Property Type:** Unit

**Land Size:** 316 sqm approx



**399 Dorset Rd CROYDON 3136 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$715,000

**Method:** Private Sale

**Date:** 28/11/2025

**Property Type:** Unit

**Land Size:** 398 sqm approx

Account - Jellis Craig | P: 03 9870 6211