

# 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 395A Mount Dandenong 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$799,000 Property Type Townhouse Suburb Croydon

Period - From 14/04/2025 to 13/04/2026 Source Property Data

### 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	2 Farnley St CROYDON 3136	\$1,295,000	19/03/2026
2	9 Churchill Way KILSYTH 3137	\$1,300,000	28/11/2025
3	11 Churchill Way KILSYTH 3137	\$1,370,000	03/11/2025

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: 14/04/2026 17:15



**Rooms:** 2  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median Townhouse Price**  
14/04/2025 - 13/04/2026: \$799,000

## Comparable Properties



**2 Farnley St CROYDON 3136 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,295,000  
**Method:** Private Sale  
**Date:** 19/03/2026  
**Property Type:** House  
**Land Size:** 295 sqm approx



**9 Churchill Way KILSYTH 3137 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 28/11/2025  
**Property Type:** House (Res)  
**Land Size:** 484 sqm approx



**11 Churchill Way KILSYTH 3137 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,370,000  
**Method:** Private Sale  
**Date:** 03/11/2025  
**Property Type:** House  
**Land Size:** 484 sqm approx

Account - VICPROP | P: 03 8888 1011



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