

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

8/258 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Croydon

Period - From 01/10/2025 to 31/12/2025 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	1/12 Moore Av CROYDON 3136	\$740,000	29/11/2025
2	1/149 Lincoln Rd CROYDON 3136	\$772,000	23/09/2025
3	1/96 Croydon Rd CROYDON 3136	\$760,000	06/09/2025

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:

25/02/2026 11:07

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Indicative Selling Price

\$720,000 - \$790,000

Median Unit Price

December quarter 2025: \$715,000



 3  1  2

Property Type: Unit

Land Size: 306 sqm approx

[Agent Comments](#)

Comparable Properties



1/12 Moore Av CROYDON 3136 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$740,000

Method: Private Sale

Date: 29/11/2025

Property Type: Unit

Land Size: 332 sqm approx



1/149 Lincoln Rd CROYDON 3136 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$772,000

Method: Private Sale

Date: 23/09/2025

Property Type: House

Land Size: 410 sqm approx



1/96 Croydon Rd CROYDON 3136 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$760,000

Method: Private Sale

Date: 06/09/2025

Property Type: House

Land Size: 408 sqm approx

Account - Jellis Craig | P: 03 9726 8888