

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

3/286 Mt Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$810,000

Median sale price

Median price

\$785,000

Property Type

Townhouse

Suburb

Croydon

Period - From

18/11/2024

to

17/11/2025

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	1/5 Bayswater Rd CROYDON 3136	\$762,000	31/10/2025
2	4/392 Dorset Rd CROYDON 3136	\$765,000	30/10/2025
3	1/15 Bayswater Rd CROYDON 3136	\$844,600	09/08/2025

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:

18/11/2025 14:58

Mitchal Towns
0416 141 990
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3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$750,000 - \$810,000
Median Townhouse Price
18/11/2024 - 17/11/2025: \$785,000

Comparable Properties



1/5 Bayswater Rd CROYDON 3136 (REI)

Agent Comments

3 2 3

Price: \$762,000
Method: Private Sale
Date: 31/10/2025
Property Type: Townhouse (Single)



4/392 Dorset Rd CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$765,000
Method: Private Sale
Date: 30/10/2025
Property Type: Townhouse (Single)
Land Size: 193 sqm approx



1/15 Bayswater Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$844,600
Method: Private Sale
Date: 09/08/2025
Property Type: Townhouse (Single)