

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

3/5 LANDALE AVENUE CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Croydon

Period-from

01 May 2025

to

30 Apr 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

1/6 DONALD STREET CROYDON VIC 3136	\$682,000	04-Feb-25
8/258-260 DORSET ROAD CROYDON VIC 3136	\$740,000	20-Mar-26
3/31 HAIG STREET CROYDON VIC 3136	\$750,000	28-Mar-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: 01 May 2026



**1/6 DONALD STREET CROYDON
VIC 3136**

3 1 1

Sold Price

\$682,000

Sold Date **04-Feb-25**

Distance **0.32km**



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

3 1 2

Sold Price

^{RS} **\$740,000**

Sold Date **20-Mar-26**

Distance **0.41km**



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

3 1 1

Sold Price

^{RS} **\$750,000**

Sold Date **28-Mar-26**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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