

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

3/2 Belmont Road, Croydon South Vic 3136

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$955,000

Property Type House

Suburb Croydon South

Period - From 01/07/2025

to

30/09/2025

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	4A Peter St CROYDON SOUTH 3136	\$1,100,000	16/08/2025
2	10 Northwood St RINGWOOD EAST 3135	\$1,110,000	04/08/2025
3	5 Wesley Ct CROYDON 3136	\$1,050,000	12/07/2025

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:

29/10/2025 22:33



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
September quarter 2025: \$955,000

Comparable Properties



4A Peter St CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 475 sqm approx



10 Northwood St RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$1,110,000
Method: Private Sale
Date: 04/08/2025
Property Type: House
Land Size: 301 sqm approx



5 Wesley Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 471 sqm approx