

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 &

Median sale price

Median price Property Type Suburb
Period - From to Source

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 2/36 Sunbeam Av RINGWOOD EAST 3135	\$1,078,000	09/12/2025
2 1/2 Velma Gr RINGWOOD EAST 3135	\$1,030,000	05/12/2025
3 33 Sunbeam Av RINGWOOD EAST 3135	\$1,100,000	01/11/2025

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:



Property Type:

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2025: \$1,054,000

Comparable Properties



2/36 Sunbeam Av RINGWOOD EAST 3135 (REI)



Price: \$1,078,000

Method: Private Sale

Date: 09/12/2025

Property Type: Townhouse (Single)

Land Size: 210 sqm approx

Agent Comments



1/2 Velma Gr RINGWOOD EAST 3135 (REI/VG)



Price: \$1,030,000

Method: Private Sale

Date: 05/12/2025

Property Type: Townhouse (Single)

Land Size: 295 sqm approx

Agent Comments



33 Sunbeam Av RINGWOOD EAST 3135 (REI/VG)



Price: \$1,100,000

Method: Private Sale

Date: 01/11/2025

Property Type: Townhouse (Single)

Land Size: 327 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300