

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,054,000 Property Type House Suburb Croydon South

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	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:

27/01/2026 10:32



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)

Agent Comments



Price: \$1,078,000  
Method: Private Sale  
Date: 09/12/2025  
Property Type: Townhouse (Single)  
Land Size: 210 sqm approx



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

Agent Comments



Price: \$1,030,000  
Method: Private Sale  
Date: 05/12/2025  
Property Type: Townhouse (Single)  
Land Size: 295 sqm approx



33 Sunbeam Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$1,100,000  
Method: Private Sale  
Date: 01/11/2025  
Property Type: Townhouse (Single)  
Land Size: 327 sqm approx