

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

117 Belmont Road East, Croydon South Vic 3136

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$929,000

Property Type House

Suburb Croydon South

Period - From 11/03/2025

to

10/03/2026

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	8 Frederick St CROYDON 3136	\$935,000	26/12/2025
2	90 Belmont Rd.E CROYDON SOUTH 3136	\$907,000	22/10/2025
3	23 Sellick Dr CROYDON 3136	\$970,000	07/10/2025

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:

11/03/2026 18:07



4 1 2

Property Type: House (Res)

Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

11/03/2025 - 10/03/2026: \$929,000

Comparable Properties



8 Frederick St CROYDON 3136 (VG)

Agent Comments

4 - -

Price: \$935,000

Method: Sale

Date: 26/12/2025

Property Type: House (Res)

Land Size: 1048 sqm approx



90 Belmont Rd.E CROYDON SOUTH 3136 (VG)

Agent Comments

3 - -

Price: \$907,000

Method: Sale

Date: 22/10/2025

Property Type: House (Res)

Land Size: 861 sqm approx



23 Sellick Dr CROYDON 3136 (REI/VG)

Agent Comments

4 2 1

Price: \$970,000

Method: Private Sale

Date: 07/10/2025

Property Type: House (Res)

Land Size: 880 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454