

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 5/66 Bayswater Road, Croydon Vic 3136

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$691,455 Property Type Unit Suburb Croydon

Period - From 01/01/2026 to 31/03/2026 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	3/18 Carcoola Rd RINGWOOD EAST 3135	\$850,000	07/03/2026
2	4/210 Bayswater Rd BAYSWATER NORTH 3153	\$827,500	27/01/2026
3	2/50-52 Mt Dandenong Rd CROYDON 3136	\$775,000	24/12/2025

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: 21/04/2026 10:04



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Property Type: Unit
Land Size: 284 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$930,000
Median Unit Price
March quarter 2026: \$691,455

Comparable Properties



3/18 Caroola Rd RINGWOOD EAST 3135 (REI)

Agent Comments

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Price: \$850,000
Method: Private Sale
Date: 07/03/2026
Property Type: Unit



4/210 Bayswater Rd BAYSWATER NORTH 3153 (REI/VG) **Agent Comments**

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Price: \$827,500
Method: Private Sale
Date: 27/01/2026
Property Type: Villa
Land Size: 304 sqm approx



2/50-52 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

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Price: \$775,000
Method: Private Sale
Date: 24/12/2025
Property Type: Unit
Land Size: 370 sqm approx

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