

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

2/36 Beaufort Road, Croydon Vic 3136

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$658,600 Property Type Unit Suburb Croydon

Period - From 01/01/2024 to 31/12/2024 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	23/12-22 Cutts Av CROYDON 3136	\$625,000	01/03/2025
2	3/7 Fortuna Av CROYDON 3136	\$595,000	30/01/2025
3	5/2 Starcross Av CROYDON 3136	\$640,000	22/11/2024

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:

06/03/2025 09:33

2/36 Beaufort Road, Croydon Vic 3136



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
Year ending December 2024: \$658,600

Comparable Properties



23/12-22 Cutts Av CROYDON 3136 (REI)

Agent Comments

 2  1  2

Price: \$625,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Unit
Land Size: 236 sqm approx



3/7 Fortuna Av CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$595,000
Method: Private Sale
Date: 30/01/2025
Property Type: Unit



5/2 Starcross Av CROYDON 3136 (REI/VG)

Agent Comments

 2  1  1

Price: \$640,000
Method: Private Sale
Date: 22/11/2024
Property Type: Unit
Land Size: 171 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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