

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

1/21 Ronald Road, Croydon Vic 3136

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$777,500

Property Type Townhouse

Suburb Croydon

Period - From 13/11/2024

to

12/11/2025

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	3/12 Gordon St CROYDON 3136	\$830,000	01/09/2025
2	1/15 Bayswater Rd CROYDON 3136	\$844,600	09/08/2025
3	8/191 Bayswater Rd BAYSWATER NORTH 3153	\$860,000	03/06/2025

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:

13/11/2025 10:57

3

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
13/11/2024 - 12/11/2025: \$777,500

Comparable Properties



3/12 Gordon St CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$830,000
Method: Sold Before Auction
Date: 01/09/2025
Property Type: Townhouse (Res)



1/15 Bayswater Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$844,600
Method: Private Sale
Date: 09/08/2025
Property Type: Townhouse (Single)



8/191 Bayswater Rd BAYSWATER NORTH 3153 (VG)

Agent Comments

3 - -

Price: \$860,000
Method: Sale
Date: 03/06/2025
Property Type: Flat/Unit/Apartment (Res)