

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

1/99 Bellara Drive, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Croydon

Period - From

01/04/2026

to

30/06/2026

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	35 Diane Cr MOOROOLBARK 3138	\$786,000	25/03/2026
2	1/6 Patrick Av CROYDON NORTH 3136	\$800,000	24/03/2026
3	20 Dunoon St MOOROOLBARK 3138	\$815,000	28/02/2026

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:

28/07/2026 15:29

1/99 Bellara Drive, Croydon Vic 3136



Paul Marra
0493 023 449
paul@propertypartnersre.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median House Price
June quarter 2026: \$900,000

Comparable Properties



35 Diane Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$786,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 380 sqm approx



1/6 Patrick Av CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 24/03/2026
Property Type: Unit
Land Size: 351 sqm approx



20 Dunoon St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$815,000
Method: Private Sale
Date: 28/02/2026
Property Type: House

Account - Property Partners in Real Estate | P: 0429888367



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