

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

2/2 Belmont Road, Croydon South Vic 3136

Indicative selling price

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

Range between \$995,000

&

\$1,090,000

Median sale price

Median price \$955,000

Property Type House

Suburb Croydon South

Period - From 01/07/2025

to

30/09/2025

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	2/123 Mt Dandenong Rd RINGWOOD EAST 3135	\$1,080,000	15/11/2025
2	2/1 Mason Ct BAYSWATER NORTH 3153	\$1,077,500	13/11/2025
3	2/152 Mt Dandenong Rd RINGWOOD EAST 3135	\$1,011,000	02/08/2025

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:

20/11/2025 09:51



Property Type:
Agent Comments

Indicative Selling Price
\$995,000 - \$1,090,000
Median House Price
September quarter 2025: \$955,000

Comparable Properties



2/123 Mt Dandenong Rd RINGWOOD EAST 3135 (REI) Agent Comments
3 3 2

Price: \$1,080,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)



2/1 Mason Ct BAYSWATER NORTH 3153 (REI) Agent Comments
4 2 2

Price: \$1,077,500
Method: Private Sale
Date: 13/11/2025
Property Type: House



2/152 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG) Agent Comments
4 3 2

Price: \$1,011,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)
Land Size: 314 sqm approx