

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 \$520,000 & \$570,000

Median sale price

Median price \$671,100

Property Type Unit

Suburb Croydon

Period - From 01/01/2025

to 31/03/2025

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	8/94-96 Oban Rd RINGWOOD NORTH 3134	\$595,000	05/04/2025
2	1/57a Mt Dandenong Rd RINGWOOD EAST 3135	\$575,000	03/04/2025
3	2/24a Kemps St RINGWOOD EAST 3135	\$566,000	20/11/2024

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:

24/04/2025 19:53

2/36 Beaufort Road, Croydon Vic 3136



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
March quarter 2025: \$671,100

Comparable Properties



8/94-96 Oban Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

2 1 1

Price: \$595,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit
Land Size: 153 sqm approx



1/57a Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

Agent Comments

3 1 1

Price: \$575,000
Method: Private Sale
Date: 03/04/2025
Property Type: Unit
Land Size: 295 sqm approx



2/24a Kemps St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2 1 1

Price: \$566,000
Method: Private Sale
Date: 20/11/2024
Property Type: Unit
Land Size: 229 sqm approx

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



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