

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 2/91 Bayswater Road, Croydon Vic 3136

Indicative selling price

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

Range between \$495,000 & \$535,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Croydon

Period - From 01/04/2025 to 30/06/2025 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	2/189 Bayswater Rd BAYSWATER NORTH 3153	\$495,000	09/08/2025
2	2/57a Mt Dandenong Rd RINGWOOD EAST 3135	\$528,000	28/05/2025
3	1/91 Bayswater Rd CROYDON 3136	\$515,000	07/05/2025

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: 03/10/2025 13:41



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Property Type:
 Agent Comments

Indicative Selling Price
 \$495,000 - \$535,000
Median Unit Price
 June quarter 2025: \$650,000

Comparable Properties



2/189 Bayswater Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

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Price: \$495,000
Method: Private Sale
Date: 09/08/2025
Property Type: House



2/57a Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

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Price: \$528,000
Method: Private Sale
Date: 28/05/2025
Property Type: Unit
Land Size: 172 sqm approx



1/91 Bayswater Rd CROYDON 3136 (REI/VG)

Agent Comments

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 1

Price: \$515,000
Method: Private Sale
Date: 07/05/2025
Property Type: Unit

Account - Woodards | P: 0390563899