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	3/2 Belmont Road, Croydon South Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$955,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	4A Peter St CROYDON SOUTH 3136	\$1,100,000	16/08/2025
2	10 Northwood St RINGWOOD EAST 3135	\$1,110,000	04/08/2025
3	5 Wesley Ct CROYDON 3136	\$1,050,000	12/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/10/2025 22:33











Property Type:Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price September quarter 2025: \$955,000

Comparable Properties



4A Peter St CROYDON SOUTH 3136 (REI/VG)

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Price: \$1,100,000 **Method:** Private Sale **Date:** 16/08/2025

Property Type: House (Res) **Land Size:** 475 sqm approx

Agent Comments



10 Northwood St RINGWOOD EAST 3135 (REI/VG)







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Agent Comments

Price: \$1,110,000 Method: Private Sale Date: 04/08/2025 Property Type: House Land Size: 301 sqm approx



5 Wesley Ct CROYDON 3136 (REI/VG)

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Price: \$1,050,000 Method: Auction Sale Date: 12/07/2025

Property Type: House (Res) **Land Size:** 471 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300



