

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

3/2 Belmont Road, Croydon South Vic 3136

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$900,000

Property Type House

Suburb Croydon South

Period - From 08/05/2024

to

07/05/2025

Source

Property Data

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	9a Mirang Av CROYDON 3136	\$1,120,000	28/03/2025
2	2/16 Wenwood St RINGWOOD EAST 3135	\$1,130,000	19/02/2025
3	24 Blue Mist Dr CROYDON SOUTH 3136	\$1,150,000	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:

08/05/2025 14:17



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
08/05/2024 - 07/05/2025: \$900,000

Comparable Properties



9a Mirang Av CROYDON 3136 (REI)

Agent Comments



Price: \$1,120,000
Method: Sold Before Auction
Date: 28/03/2025
Property Type: House
Land Size: 461 sqm approx



2/16 Wenwood St RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$1,130,000
Method: Private Sale
Date: 19/02/2025
Property Type: House



24 Blue Mist Dr CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 20/11/2024
Property Type: House
Land Size: 333 sqm approx