

# 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

4-19 Bayswater Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$690,000

### Median sale price

Median price \$658,600

Property Type Unit

Suburb Croydon

Period - From 01/01/2024

to 31/12/2024

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	2/47 Alto Av CROYDON 3136	\$720,000	14/02/2025
2	2/74 Eastfield Rd CROYDON SOUTH 3136	\$735,000	08/11/2024
3			

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:

13/03/2025 10:25



Bruno Cascianelli  
03 9735 5050  
0419 886 867

bcascianelli@woodards.com.au

**Indicative Selling Price**

\$650,000 - \$690,000

**Median Unit Price**

Year ending December 2024: \$658,600



3 1 2

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/47 Alto Av CROYDON 3136 (REI)**

**Agent Comments**

3 1 2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 14/02/2025

**Property Type:** Unit

**Land Size:** 391 sqm approx



**2/74 Eastfield Rd CROYDON SOUTH 3136 (REI)**

**Agent Comments**

3 1 2

**Price:** \$735,000

**Method:** Private Sale

**Date:** 08/11/2024

**Property Type:** Townhouse (Single)

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.