

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

5/64 Beaufort Road, Croydon Vic 3136

Indicative selling price

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

Range between \$685,000

&

\$753,500

Median sale price

Median price \$765,500

Property Type Townhouse

Suburb Croydon

Period - From 23/09/2024

to

22/09/2025

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	3/44 Sunbeam Av RINGWOOD EAST 3135	\$766,000	22/09/2025
2	1/44 Beaufort Rd CROYDON 3136	\$686,900	11/06/2025
3	2/18 Sunbeam Av RINGWOOD EAST 3135	\$760,000	29/03/2025

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:

23/09/2025 13:37



 2  1  2

Property Type: Unit
Land Size: 310 sqm approx
Agent Comments

Indicative Selling Price
\$685,000 - \$753,500
Median Townhouse Price
23/09/2024 - 22/09/2025: \$765,500

Comparable Properties



3/44 Sunbeam Av RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  2

Price: \$766,000
Method: Private Sale
Date: 22/09/2025
Property Type: Unit



1/44 Beaufort Rd CROYDON 3136 (REI/VG)

Agent Comments

 2  2  2

Price: \$686,900
Method: Private Sale
Date: 11/06/2025
Property Type: Unit



2/18 Sunbeam Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  2  2

Price: \$760,000
Method: Private Sale
Date: 29/03/2025
Property Type: Unit
Land Size: 380 sqm approx

Account - Woodards | P: 0390563899