Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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	Pro	perty Type T	ownhouse		Suburb	Croydon
Period - From	23/09/2024	to	22/09/2025	s	ource	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

Add	dress 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 comparableproperties 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









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)

-

2

1

3 2

Price: \$766,000 **Method:** Private Sale **Date:** 22/09/2025

Property Type: Unit

Agent Comments



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

•

2

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







Agent Comments





4



2



9 2

Price: \$760,000 Method: Private Sale Date: 29/03/2025 Property Type: Unit

Land Size: 380 sqm approx

Agent Comments

Account - Woodards | P: 0390563899





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.