

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

11/77-79 Bayswater Road, Croydon Vic 3136

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$657,250

Property Type Unit

Suburb Croydon

Period - From 01/07/2024

to 30/06/2025

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	Price	Date of sale
1	1/91 Bayswater Rd CROYDON 3136	\$515,000	07/05/2025
2	12/69 Hewish Rd CROYDON 3136	\$547,500	04/03/2025
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:

07/08/2025 15:31

11/77-79 Bayswater Road, Croydon Vic 3136

**Jellis
Craig**

Mitch Grey

9725 0000

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending June 2025: \$657,250



2 1 1

Property Type: Unit

Land Size: 342 sqm approx

Agent Comments

Comparable Properties



1/91 Bayswater Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 07/05/2025

Property Type: Unit



12/69 Hewish Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$547,500

Method: Private Sale

Date: 04/03/2025

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9725 0000 | F: 03 9725 7354



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