

# 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

1/15 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

\$790,000

&

\$850,000

### Median sale price

Median price

\$900,000

Property Type

House

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	8/197 Bayswater Rd BAYSWATER NORTH 3153	\$805,000	20/06/2025
2	128a Belmont Rd.E CROYDON SOUTH 3136	\$846,500	31/03/2025
3	2/168 Bayswater Rd CROYDON SOUTH 3136	\$810,000	05/03/2025

**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:

10/07/2025 10:35

1/15 Bayswater Road, Croydon Vic 3136

**Jellis  
Craig**

Ash Thompson

9870 6211

0401 205 320

ashthompson@jellisrcraig.com.au

**Indicative Selling Price**

\$790,000 - \$850,000

**Median House Price**

Year ending June 2025: \$900,000



 3  2  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**8/197 Bayswater Rd BAYSWATER NORTH 3153 (REI)**

Agent Comments

 3  2  2

**Price:** \$805,000

**Method:** Sold Before Auction

**Date:** 20/06/2025

**Property Type:** Townhouse (Res)

**Land Size:** 204 sqm approx



**128a Belmont Rd.E CROYDON SOUTH 3136 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$846,500

**Method:** Private Sale

**Date:** 31/03/2025

**Property Type:** Townhouse (Single)

**Land Size:** 266 sqm approx



**2/168 Bayswater Rd CROYDON SOUTH 3136 (REI/VG)**

Agent Comments

 3  2  4

**Price:** \$810,000

**Method:** Private Sale

**Date:** 05/03/2025

**Property Type:** Unit

**Land Size:** 333 sqm approx

**Account - Jellis Craig** | P: 03 9870 6211



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