

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

1/178 BAYSWATER ROAD CROYDON SOUTH VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Croydon South

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 7/47 TAYLORS ROAD CROYDON VIC 3136 | \$680,000 | 13-Jun-25 |
| 4/155-157 BEDFORD ROAD RINGWOOD EAST VIC 3135 | \$695,000 | 11-Feb-25 |
| 6/273 CANTERBURY ROAD BAYSWATER NORTH VIC 3153 | \$640,000 | 24-Feb-25 |

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 6 months.~~

This Statement of Information was prepared on: 17 June 2025



**7/47 TAYLORS ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

^{RS} **\$680,000** Sold Date **13-Jun-25**

Distance **1.64km**



**4/155-157 BEDFORD ROAD
RINGWOOD EAST VIC 3135**

2 1 1

Sold Price

\$695,000 Sold Date **11-Feb-25**

Distance **1.8km**



**6/273 CANTERBURY ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

\$640,000 Sold Date **24-Feb-25**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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