

## 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

3/33-35 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$465,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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

6/189 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$480,000	13-Oct-25
2/189 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$495,000	30-Nov-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: 03 March 2026



**6/189 BAYSWATER ROAD  
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$480,000** Sold Date **13-Oct-25**

Distance **1.73km**



**2/189 BAYSWATER ROAD  
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$495,000** Sold Date **30-Nov-25**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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