

# 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

2/49-51 Beaufort 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

\$620,000

&

\$670,000

### Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Croydon

Period - From

01/10/2025

to

31/12/2025

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	4/36 Carcoola Rd RINGWOOD EAST 3135	\$685,000	14/01/2026
2	2/37 Toorak Av CROYDON 3136	\$670,000	02/12/2025
3	4/25-27 Bayswater Rd CROYDON 3136	\$658,600	30/09/2025

**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:

13/02/2026 16:43



**Property Type:** Unit  
**Land Size:** 163 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$670,000  
**Median Unit Price**  
December quarter 2025: \$715,000

## Comparable Properties



**4/36 Caroola Rd RINGWOOD EAST 3135 (REI)**

**Agent Comments**



**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 14/01/2026  
**Property Type:** Unit  
**Land Size:** 217 sqm approx



**2/37 Toorak Av CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 02/12/2025  
**Property Type:** Unit  
**Land Size:** 226 sqm approx



**4/25-27 Bayswater Rd CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$658,600  
**Method:** Private Sale  
**Date:** 30/09/2025  
**Rooms:** 3  
**Property Type:** Unit

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