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	6/77-79 Bayswater Road, Croydon Vic 3136

Indicative selling price

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

Single price $579,000

Median sale price

Median price $695,000 Property Type Unit Suburb Croydon

Period - From 01/04/2025 to 31/03/2026 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	2/68 Hewish Rd CROYDON 3136	$556,500	27/05/2026
2	30/77-79 Bayswater Rd CROYDON 3136	$542,500	28/03/2026
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: 30/05/2026 15:33

6/77-79 Bayswater Road, Croydon Vic 3136

JellisCraig

James Wilson
0402 439 859
jameswilson@jelliscraig.com.au



2 1 3

Property Type: Unit
Land Size: 233 sqm approx

Agent Comments

Indicative Selling Price
$579,000
Median Unit Price
Year ending March 2026: $695,000

Comparable Properties



2/68 Hewish Rd CROYDON 3136 (REI)

2 1 1

Price: $556,500
Method: Private Sale
Date: 27/05/2026
Property Type: Unit
Land Size: 151 sqm approx

Agent Comments



30/77-79 Bayswater Rd CROYDON 3136 (REI)

2 1 1

Price: $542,500
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit

Agent Comments

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.

REIV THE DIFFERENCE | propertydata.com.au

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