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	6/31 BAYSWATER ROAD CROYDON 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	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$681,000	Property type	Unit	Suburb	Croydon
Period-from	01 May 2024	to	30 Apr 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
2/7 FORTUNA AVENUE CROYDON VIC 3136	$650,000	02-May-25
3/7 FORTUNA AVENUE CROYDON VIC 3136	$595,000	23-Jan-25
4/52-54 CROYDON ROAD CROYDON VIC 3136	$631,000	17-Mar-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.~~

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2/7 FORTUNA AVENUE CROYDON VIC 3136

2 1 1

Sold Price RS **$650,000** Sold Date **02-May-25**

Distance **0.34km**



3/7 FORTUNA AVENUE CROYDON VIC 3136

2 1 1

Sold Price **$595,000** Sold Date **23-Jan-25**

Distance **0.34km**



4/52-54 CROYDON ROAD CROYDON VIC 3136

2 1 1

Sold Price **$631,000** Sold Date **17-Mar-25**

Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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