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	23a Belmont Road West, Croydon South Vic 3136

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price $930,000 Property Type House Suburb Croydon South

Period - From 01/01/2025 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	31a Frederick St CROYDON 3136	$940,000	07/10/2025
2	7a Peter St CROYDON SOUTH 3136	$886,000	06/09/2025
3	10a Blue Mist Dr CROYDON SOUTH 3136	$941,500	02/08/2025

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: 13/01/2026 15:48

23a Belmont Road West, Croydon South Vic 3136



3 2 2

Rooms: 4
Property Type: House
Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median House Price
Year ending December 2025: $930,000

Comparable Properties



31a Frederick St CROYDON 3136 (REI/VG)

3 2 2

Price: $940,000
Method: Private Sale
Date: 07/10/2025
Property Type: House
Land Size: 285 sqm approx

Agent Comments



7a Peter St CROYDON SOUTH 3136 (REI/VG)

3 2 1

Price: $886,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 273 sqm approx

Agent Comments



10a Blue Mist Dr CROYDON SOUTH 3136 (REI/VG)

3 2 2

Price: $941,500
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 426 sqm approx

Agent Comments

Account - Woodards | P: 0390563899

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