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	2/44 Beaufort Road, Croydon Vic 3136

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $691,800 Property Type Unit Suburb Croydon

Period - From 01/07/2024 to 30/09/2024 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	6/24 Lusher Rd CROYDON 3136	$553,500	04/11/2024
2	2/44 Sunbeam Av RINGWOOD EAST 3135	$605,000	15/10/2024
3	13/16-18 Lusher Rd CROYDON 3136	$575,000	08/10/2024

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: 13/11/2024 11:20

2/44 Beaufort Road, Croydon Vic 3136

Ash Thompson
9870 6211
0401 205 320
ashthompson@jelliscraig.com.au



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
September quarter 2024: $691,800

Comparable Properties



6/24 Lusher Rd CROYDON 3136 (REI)

2 1 1

Price: $553,500
Method: Private Sale
Date: 04/11/2024
Property Type: Unit
Land Size: 243 sqm approx

Agent Comments



2/44 Sunbeam Av RINGWOOD EAST 3135 (REI)

2 1 2

Price: $605,000
Method: Private Sale
Date: 15/10/2024
Property Type: Unit
Land Size: 151 sqm approx

Agent Comments



13/16-18 Lusher Rd CROYDON 3136 (REI)

2 1 2

Price: $575,000
Method: Private Sale
Date: 08/10/2024
Property Type: Unit
Land Size: 225 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE | propertydata.com.au

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