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	1/2 Belmont Road, Croydon South Vic 3136

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $955,000 Property Type House Suburb Croydon South

Period - From 01/07/2025 to 30/09/2025 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	49 Sunbeam Av RINGWOOD EAST 3135	$1,062,000	14/08/2025
2	2/152 Mt Dandenong Rd RINGWOOD EAST 3135	$1,011,000	02/08/2025
3	13 Hender St RINGWOOD EAST 3135	$1,070,000	28/07/2025

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: 09/10/2025 15:40

1/2 Belmont Road, Croydon South Vic 3136

Property Type:
Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
September quarter 2025: $955,000

Comparable Properties



49 Sunbeam Av RINGWOOD EAST 3135 (REI/VG)

4 2 2

Price: $1,062,000
Method: Private Sale
Date: 14/08/2025
Property Type: House
Land Size: 672 sqm approx

Agent Comments



2/152 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

4 3 2

Price: $1,011,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)
Land Size: 314 sqm approx

Agent Comments



13 Hender St RINGWOOD EAST 3135 (REI/VG)

4 2 2

Price: $1,070,000
Method: Private Sale
Date: 28/07/2025
Property Type: House
Land Size: 836 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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