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<br>Including suburb and postcode | 37 Bayswater Road, Croydon Vic 3136 |

## Indicative selling price

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

Range between $1,050,000 & $1,150,000

## Median sale price

Median price $983,500 Property Type House Suburb Croydon

Period - From 01/10/2025 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 | 56 Murray Rd CROYDON 3136 | $1,165,000 | 15/12/2025 |
| 2 | 163 Eastfield Rd CROYDON 3136 | $1,100,000 | 13/12/2025 |
| 3 | 6 Julie Rd CROYDON 3136 | $1,125,000 | 22/11/2025 |

**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: 27/01/2026 16:10

# 37 Bayswater Road, Croydon Vic 3136

Brenton Linmeiers
9840 1111
0412 791 546
brenton.linmeiers@marshallwhite.com.au



4 2 2

**Property Type:** House
**Land Size:** 1009 sqm approx

Agent Comments

**Indicative Selling Price**
$1,050,000 - $1,150,000
**Median House Price**
December quarter 2025: $983,500

## Comparable Properties



### 56 Murray Rd CROYDON 3136 (REI)

3 2 3

**Price:** $1,165,000
**Method:** Private Sale
**Date:** 15/12/2025
**Property Type:** House (Res)
**Land Size:** 1409 sqm approx

Agent Comments



### 163 Eastfield Rd CROYDON 3136 (REI)

3 1 1

**Price:** $1,100,000
**Method:** Auction Sale
**Date:** 13/12/2025
**Property Type:** House (Res)
**Land Size:** 868 sqm approx

Agent Comments




### 6 Julie Rd CROYDON 3136 (REI/VG)

3 1 3

**Price:** $1,125,000
**Method:** Private Sale
**Date:** 22/11/2025
**Property Type:** House
**Land Size:** 1012 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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