

## 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

99A EASTFIELD ROAD CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Croydon

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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

2/29 BELMONT ROAD WEST CROYDON SOUTH VIC 3136	\$890,000	18-Sep-25
3/87 BAYSWATER ROAD CROYDON VIC 3136	\$890,008	29-Apr-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.

This Statement of Information was prepared on: 23 October 2025



**2/29 BELMONT ROAD WEST  
CROYDON SOUTH VIC 3136**

3 2 2

Sold Price

<sup>RS</sup>

**\$890,000**

Sold Date

**18-Sep-25**

Distance

**0.36km**



**3/87 BAYSWATER ROAD  
CROYDON VIC 3136**

3 2 2

Sold Price

**\$890,008**

Sold Date

**29-Apr-25**

Distance

**0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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