

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

1/5 BAYSWATER ROAD CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

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

9/48 LUSHER ROAD CROYDON VIC 3136	\$775,000	25-Mar-25
1/29 RUSKIN AVENUE CROYDON VIC 3136	\$765,000	07-Apr-25
3/104 MAROONDAH HIGHWAY CROYDON VIC 3136	\$750,000	13-Sep-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: 03 October 2025



**9/48 LUSHER ROAD CROYDON
VIC 3136**

3 2 2

Sold Price **\$775,000** Sold Date **25-Mar-25**

Distance **0.37km**



**1/29 RUSKIN AVENUE CROYDON
VIC 3136**

3 2 2

Sold Price **\$765,000** Sold Date **07-Apr-25**

Distance **1.93km**



**3/104 MAROONDAH HIGHWAY
CROYDON VIC 3136**

3 2 2

Sold Price ^{RS} **\$750,000** Sold Date **13-Sep-25**

Distance **1.44km**

RS = Recent sale **UN** = Undisclosed Sale

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