

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

1/99 Bellara Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$957,500

Property Type House

Suburb Croydon

Period - From 01/04/2025

to

31/03/2026

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	125 Spriggs Dr CROYDON 3136	\$830,000	11/06/2026
2	17 Dorset Rd CROYDON 3136	\$862,000	31/03/2026
3	35 Diane Cr MOOROOLBARK 3138	\$786,000	25/03/2026

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:

19/06/2026 13:33



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median House Price
Year ending March 2026: \$957,500

Comparable Properties



125 Spriggs Dr CROYDON 3136 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 11/06/2026
Property Type: House (Res)
Land Size: 240 sqm approx



17 Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$862,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 863 sqm approx



35 Diane Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$786,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 380 sqm approx