

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

3/23 Ronald Road, Croydon Vic 3136

Indicative selling price

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

Range between \$865,000

&

\$920,000

Median sale price

Median price \$717,000

Property Type Unit

Suburb Croydon

Period - From 01/07/2025

to

30/06/2026

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	2/49 Fortuna Av CROYDON 3136	\$900,000	13/07/2026
2	1/62 Bayfield Rd.W BAYSWATER NORTH 3153	\$866,000	26/05/2026
3	5/66 Bayswater Rd CROYDON 3136	\$907,000	08/05/2026

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:

15/09/2026 16:16



3 2 2

Property Type: Townhouse
Land Size: 259 sqm approx
Agent Comments

Indicative Selling Price
\$865,000 - \$920,000
Median Unit Price
Year ending June 2026: \$717,000

Comparable Properties



2/49 Fortuna Av CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$900,000
Method: Private Sale
Date: 13/07/2026
Property Type: Unit
Land Size: 362 sqm approx



1/62 Bayfield Rd.W BAYSWATER NORTH 3153 (REI)

Agent Comments

3 2 1

Price: \$866,000
Method: Private Sale
Date: 26/05/2026
Property Type: Unit
Land Size: 399 sqm approx



5/66 Bayswater Rd CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$907,000
Method: Private Sale
Date: 08/05/2026
Property Type: Unit
Land Size: 284 sqm approx