

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

3/53-55 Beaufort Road, Croydon Vic 3136

Indicative selling price

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

Range between \$595,000

&

\$654,500

Median sale price

Median price \$691,455

Property Type Unit

Suburb Croydon

Period - From 01/01/2026

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	2/49-51 Beaufort Rd CROYDON 3136	\$650,000	18/04/2026
2	6/53-55 Beaufort Rd CROYDON 3136	\$620,000	02/03/2026
3	20/12-22 Cutts Av CROYDON 3136	\$607,000	25/02/2026

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:

05/05/2026 08:27

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Property Type: Unit
Land Size: 163 sqm approx
Agent Comments

Indicative Selling Price

\$595,000 - \$654,500

Median Unit Price

March quarter 2026: \$691,455

Comparable Properties



2/49-51 Beaufort Rd CROYDON 3136 (REI)

Agent Comments

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Price: \$650,000
Method: Private Sale
Date: 18/04/2026
Property Type: Unit
Land Size: 163 sqm approx



6/53-55 Beaufort Rd CROYDON 3136 (REI)

Agent Comments

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Price: \$620,000
Method: Private Sale
Date: 02/03/2026
Property Type: Unit
Land Size: 161 sqm approx



20/12-22 Cutts Av CROYDON 3136 (REI)

Agent Comments

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Price: \$607,000
Method: Private Sale
Date: 25/02/2026
Property Type: Unit
Land Size: 243 sqm approx

Account - Jellis Craig | P: 03 9726 8888