

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

6/77-79 Bayswater Road, Croydon Vic 3136

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$695,000

Property Type Unit

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	30/77-79 Bayswater Rd CROYDON 3136	\$542,500	28/03/2026
2	20/12-22 Cutts Av CROYDON 3136	\$607,000	25/02/2026
3	4/4 Starcross Av CROYDON 3136	\$615,000	03/12/2025

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:

06/05/2026 13:22



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Property Type: House

Agent Comments

Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

Year ending March 2026: \$695,000

Comparable Properties



30/77-79 Bayswater Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$542,500

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit



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

Agent Comments

2 1 1

Price: \$607,000

Method: Private Sale

Date: 25/02/2026

Property Type: Unit

Land Size: 243 sqm approx



4/4 Starcross Av CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 03/12/2025

Property Type: Unit

Land Size: 149 sqm approx