

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

152 Bayswater Road, Croydon South Vic 3136

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$927,500

Property Type

House

Suburb

Croydon South

Period - From

08/10/2024

to

07/10/2025

Source

Property Data

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	9 Blue Mist Dr CROYDON SOUTH 3136	\$795,000	22/09/2025
2	92a Eastfield Rd CROYDON SOUTH 3136	\$838,000	27/08/2025
3	43 Mirang Av CROYDON 3136	\$775,000	16/07/2025

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:

08/10/2025 11:07



Property Type:
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median House Price
08/10/2024 - 07/10/2025: \$927,500

Comparable Properties



9 Blue Mist Dr CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 22/09/2025
Property Type: House (Res)
Land Size: 432 sqm approx



92a Eastfield Rd CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$838,000
Method: Private Sale
Date: 27/08/2025
Property Type: House
Land Size: 291 sqm approx



43 Mirang Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 16/07/2025
Property Type: House
Land Size: 380 sqm approx

Account - Ray White Croydon | P: 03 9725 7444