

# 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

2/49-51 Beaufort Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$670,000

### Median sale price

Median price \$698,000 Property Type Unit Suburb Croydon

Period - From 10/02/2025 to 09/02/2026 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	4/36 Carcoola Rd RINGWOOD EAST 3135	\$685,000	14/01/2026
2	2/37 Toorak Av CROYDON 3136	\$670,000	02/12/2025
3	4/25-27 Bayswater Rd CROYDON 3136	\$658,600	30/09/2025

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:

10/02/2026 15:54



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$620,000 - \$670,000  
**Median Unit Price**  
10/02/2025 - 09/02/2026: \$698,000

## Comparable Properties



**4/36 Carcoola Rd RINGWOOD EAST 3135 (REI)**

Agent Comments



**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 14/01/2026  
**Property Type:** Unit  
**Land Size:** 217 sqm approx



**2/37 Toorak Av CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 02/12/2025  
**Property Type:** Unit  
**Land Size:** 226 sqm approx



**4/25-27 Bayswater Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$658,600  
**Method:** Private Sale  
**Date:** 30/09/2025  
**Rooms:** 3  
**Property Type:** Unit

**Account - Ray White Croydon** | P: 03 9725 7444