

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

107/1 LUSHER ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

3/12 ALFRICK ROAD CROYDON VIC 3136	\$470,000	13-Apr-26
112/1 LUSHER ROAD CROYDON VIC 3136	\$485,000	17-Apr-26

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 6 months.

This Statement of Information was prepared on: 30 June 2026



**3/12 ALFRICK ROAD CROYDON
VIC 3136**

Sold Price

\$470,000

Sold Date

13-Apr-26

2

1

1

Distance

0.7km



**112/1 LUSHER ROAD CROYDON VIC
3136**

Sold Price

\$485,000

Sold Date

17-Apr-26

2

2

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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