

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 LINCOLN 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Croydon

Period-from

01 Aug 2025

to

31 Jul 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

3/31 HAIG STREET CROYDON VIC 3136	\$750,000	28-Mar-26
4/28 KARINGAL STREET CROYDON NORTH VIC 3136	\$700,000	01-Apr-26
2A MIDHURST ROAD CROYDON VIC 3136	\$730,000	21-Mar-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: 07 August 2026



3/31 HAIG STREET CROYDON VIC 3136

3 1 1

Sold Price

\$750,000

Sold Date

28-Mar-26

Distance

1.22km



4/28 KARINGAL STREET CROYDON NORTH VIC 3136

3 1 1

Sold Price

\$700,000

Sold Date

01-Apr-26

Distance

1.83km



2A MIDHURST ROAD CROYDON VIC 3136

3 1 2

Sold Price

\$730,000

Sold Date

21-Mar-26

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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