

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

8 Lehmann Place, Croydon Hills Vic 3136

Indicative selling price

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

Range between

\$980,000

&

\$1,050,000

Median sale price

Median price

\$1,228,500

Property Type

House

Suburb

Croydon Hills

Period - From

01/07/2025

to

30/06/2026

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	18a Nursery Rd CROYDON 3136	\$900,000	25/04/2026
2	31 Latrobe Ct CROYDON HILLS 3136	\$947,500	25/02/2026
3			

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:

21/08/2026 11:18



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

Year ending June 2026: \$1,228,500

Comparable Properties



18a Nursery Rd CROYDON 3136 (VG)

Agent Comments

3 - -

Price: \$900,000

Method: Sale

Date: 25/04/2026

Property Type: House (Res)

Land Size: 477 sqm approx



31 Latrobe Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

3 2 1

Price: \$947,500

Method: Private Sale

Date: 25/02/2026

Property Type: House (Res)

Land Size: 453 sqm approx

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.