

## 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

92 LINCOLN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Croydon

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

40 PASCOE AVENUE CROYDON VIC 3136

\$825,000

02-Apr-25

393 MT DANDENONG ROAD CROYDON VIC 3136

\$828,000

15-May-25

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: 05 June 2025



**40 PASCOE AVENUE CROYDON  
VIC 3136**

 3  1  1

Sold Price

**\$825,000**

Sold Date

**02-Apr-25**

Distance

**1.28km**



**393 MT DANDENONG ROAD  
CROYDON VIC 3136**

 3  1  1

Sold Price

<sup>RS</sup>**\$828,000**

Sold Date

**15-May-25**

Distance

**1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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