

# 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

3/14 Lusher 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 \$870,000 & \$950,000

### Median sale price

Median price \$937,000 Property Type House Suburb Croydon

Period - From 02/12/2024 to 01/12/2025 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	9a Stephen Cr CROYDON 3136	\$895,000	21/11/2025
2	99a Eastfield Rd CROYDON 3136	\$925,000	07/11/2025
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:

02/12/2025 09:29



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

02/12/2024 - 01/12/2025: \$937,000

## Comparable Properties



9a Stephen Cr CROYDON 3136 (REI)

Agent Comments



Price: \$895,000

Method: Private Sale

Date: 21/11/2025

Property Type: Townhouse (Single)

Land Size: 261 sqm approx



99a Eastfield Rd CROYDON 3136 (REI)

Agent Comments



Price: \$925,000

Method: Sold Before Auction

Date: 07/11/2025

Property Type: Townhouse (Res)

Land Size: 237 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.

Account - Hoskins | P: 03 9722 9755