

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

6/70 Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Range between \$575,000 & \$620,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Croydon

Period - From 01/10/2025 to 31/12/2025 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	48/355 Dorset Rd CROYDON 3136	\$600,000	21/01/2026
2	1/84 Sherlock Rd CROYDON 3136	\$599,950	25/11/2025
3	16/83a Lincoln Rd CROYDON 3136	\$520,000	07/11/2025

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:

27/02/2026 16:16

Brent Peters
9722 9755
0412 855 810
teampeters@hoskins.com.au

Indicative Selling Price
\$575,000 - \$620,000
Median Unit Price
December quarter 2025: \$715,000



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Property Type: Townhouse
(Single)
Land Size: 194 sqm approx
[Agent Comments](#)

Comparable Properties



48/355 Dorset Rd CROYDON 3136 (VG)

[Agent Comments](#)

 2  -  -

Price: \$600,000
Method: Sale
Date: 21/01/2026
Property Type: Strata Unit/Flat



1/84 Sherlock Rd CROYDON 3136 (VG)

[Agent Comments](#)

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Price: \$599,950
Method: Sale
Date: 25/11/2025
Property Type: Flat/Unit/Apartment (Res)



16/83a Lincoln Rd CROYDON 3136 (REI/VG)

[Agent Comments](#)

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Price: \$520,000
Method: Private Sale
Date: 07/11/2025
Property Type: Unit

Account - Hoskins | P: 03 9722 9755