

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

2/123 Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Croydon

Period - From 27/01/2025 to 26/01/2026 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	5/343 Mt Dandenong Rd CROYDON 3136	\$750,000	09/12/2025
2	1/168 Maroondah Hwy CROYDON 3136	\$795,000	30/09/2025
3	1/19 Central Av MOOROOLBARK 3138	\$760,000	26/08/2025

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:

27/01/2026 13:54

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Indicative Selling Price

\$750,000 - \$795,000

Median Unit Price

27/01/2025 - 26/01/2026: \$695,000



 2  2  1

Property Type: Unit

Land Size: 228 sqm approx

Agent Comments

Comparable Properties



5/343 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

 2  2  1

Price: \$750,000

Method: Private Sale

Date: 09/12/2025

Property Type: Unit

Land Size: 231 sqm approx



1/168 Maroondah Hwy CROYDON 3136 (REI/VG)

Agent Comments

 2  1  2

Price: \$795,000

Method: Private Sale

Date: 30/09/2025

Property Type: Unit

Land Size: 358 sqm approx



1/19 Central Av MOOROOLBARK 3138 (REI/VG)

Agent Comments

 2  1  1

Price: \$760,000

Method: Private Sale

Date: 26/08/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 9726 8888