

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 1/169 Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Range between \$850,000 & \$920,000

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	1/15 Newman Rd CROYDON 3136	\$880,000	01/12/2025
2	58 Evans Dr CROYDON 3136	\$906,000	22/11/2025
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.

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3 2 2

Property Type: Townhouse
Land Size: 255 sqm approx
Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

December quarter 2025: \$715,000

Comparable Properties



1/15 Newman Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000
Method: Private Sale
Date: 01/12/2025
Property Type: Townhouse (Single)
Land Size: 403 sqm approx



58 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$906,000
Method: Private Sale
Date: 22/11/2025
Property Type: Townhouse (Single)
Land Size: 368 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 - Jellis Craig | P: 03 9870 6211



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