

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 4/11 Lusher Road, Croydon Vic 3136
Including suburb or locality and postcode

Indicative selling price

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

Range between \$625,000 & \$685,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Croydon

Period - From 01/07/2025 to 30/09/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	2/37 Toorak Av CROYDON 3136	\$670,000	02/12/2025
2	1/14 Alfrick Rd CROYDON 3136	\$670,000	27/11/2025
3	8/16-18 Lusher Rd CROYDON 3136	\$670,000	16/09/2025

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18/12/2025 14:15



Property Type:
Agent Comments

Indicative Selling Price
\$625,000 - \$685,000
Median Unit Price
September quarter 2025: \$730,000

Comparable Properties



2/37 Toorak Av CROYDON 3136 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 02/12/2025
Property Type: Unit
Land Size: 226 sqm approx



1/14 Alfrick Rd CROYDON 3136 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 27/11/2025
Property Type: Unit



8/16-18 Lusher Rd CROYDON 3136 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 16/09/2025
Property Type: Unit
Land Size: 191 sqm approx

Account - Woodards | P: 0390563899