

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

1/87 Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$900,000

Property Type House

Suburb Croydon

Period - From 01/07/2024

to 30/06/2025

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	2/55 Hull Rd CROYDON 3136	\$710,000	12/07/2025
2	5/8 Bennison St CROYDON 3136	\$696,000	14/06/2025
3	2/15 Plumer St CROYDON 3136	\$672,000	13/03/2025

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:

24/07/2025 13:49



2 2 2

Property Type: House

Agent Comments

Ash Thompson

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Indicative Selling Price

\$650,000 - \$715,000

Median House Price

Year ending June 2025: \$900,000

Comparable Properties



2/55 Hull Rd CROYDON 3136 (REI)

3 1 2

Agent Comments

Price: \$710,000

Method: Private Sale

Date: 12/07/2025

Property Type: Unit

Land Size: 280 sqm approx



5/8 Bennison St CROYDON 3136 (REI)

2 1 2

Agent Comments

Price: \$696,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Unit

Land Size: 378 sqm approx



2/15 Plumer St CROYDON 3136 (REI/VG)

2 1 1

Agent Comments

Price: \$672,000

Method: Private Sale

Date: 13/03/2025

Property Type: Unit