

## 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

1/149 LINCOLN ROAD CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Croydon

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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 6 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 16 GREENVILLE STREET MOOROOLBARK VIC 3138 | \$724,000 | 30-Apr-25 |
| 1/23 NIEL STREET CROYDON VIC 3136         | \$722,000 | 11-Apr-25 |
| 9 MONOMEITH STREET MOOROOLBARK VIC 3138   | \$703,000 | 11-Jun-25 |

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 6 months.~~

This Statement of Information was prepared on: 06 August 2025



**16 GREENVILLE STREET  
MOOROOLBARK VIC 3138**

3 1 1

Sold Price

**\$724,000**

Sold Date

**30-Apr-25**

Distance

**1.06km**



**1/23 NIEL STREET CROYDON VIC  
3136**

3 1 1

Sold Price

**\$722,000**

Sold Date

**11-Apr-25**

Distance

**1.27km**



**9 MONOMEITH STREET  
MOOROOLBARK VIC 3138**

3 1 2

Sold Price

<sup>RS</sup> **\$703,000**

Sold Date

**11-Jun-25**

Distance

**1.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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