

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

1/155 LINCOLN ROAD CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Croydon

Period-from

01 Aug 2025

to

31 Jul 2026

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

1/17 SHELLEY AVENUE KILSYTH VIC 3137	\$725,000	09-Apr-26
1/125 CAMBRIDGE ROAD MOOROOLBARK VIC 3138	\$715,500	26-Mar-26

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: 25 August 2026



**1/17 SHELLEY AVENUE KILSYTH
VIC 3137**

3 1 1

Sold Price

\$725,000

Sold Date **09-Apr-26**

Distance

1.62km



**1/125 CAMBRIDGE ROAD
MOOROOLBARK VIC 3138**

3 1 1

Sold Price

\$715,500

Sold Date **26-Mar-26**

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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