

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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jul 2025

to

30 Jun 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
71 CARDIGAN ROAD MOOROOLBARK VIC 3138	\$767,500	13-Mar-26
4/40 FELIX GROVE MOOROOLBARK VIC 3138	\$750,000	16-Feb-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: 06 July 2026



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

 3  1  1

Sold Price

\$725,000

Sold Date **09-Apr-26**

Distance

1.62km



**71 CARDIGAN ROAD
MOOROOLBARK VIC 3138**

 3  1  2

Sold Price

\$767,500

Sold Date **13-Mar-26**

Distance

1.94km



**4/40 FELIX GROVE
MOOROOLBARK VIC 3138**

 3  1  2

Sold Price

\$750,000

Sold Date **16-Feb-26**

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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