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	2/84 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
3 CHAMOMILE CLOSE KILSYTH VIC 3137	$695,000	10-Aug-26
1/8 KARINGAL STREET CROYDON NORTH VIC 3136	$740,000	15-Apr-26
3/40 TIMMS AVENUE KILSYTH VIC 3137	$733,000	13-Jun-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.~~

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3 CHAMOMILE CLOSE KILSYTH VIC 3137

3 2 2

Sold Price RS $695,000 Sold Date 10-Aug-26

Distance 1.98km

1/8 KARINGAL STREET CROYDON NORTH VIC 3136

3 2 2

Sold Price $740,000 Sold Date 15-Apr-26

Distance 2km

3/40 TIMMS AVENUE KILSYTH VIC 3137

3 2 2

Sold Price $733,000 Sold Date 13-Jun-26

Distance 1.28km

RS = Recent sale **UN** = Undisclosed Sale

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