

## 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

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2024

to

31 Aug 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

1/23 NIEL STREET CROYDON VIC 3136	\$722,000	11-Apr-25
19 RODLEIGH STREET CROYDON VIC 3136	\$735,000	11-Apr-25
10 WORDSWORTH STREET MOOROOLBARK VIC 3138	\$752,000	31-Mar-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: 11 September 2025



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

3 1 1

Sold Price

**\$722,000**

Sold Date

**11-Apr-25**

Distance

**1.27km**



**19 RODLEIGH STREET CROYDON VIC 3136**

3 1 3

Sold Price

**\$735,000**

Sold Date

**11-Apr-25**

Distance

**1.74km**



**10 WORDSWORTH STREET MOOROOLBARK VIC 3138**

3 2 1

Sold Price

**\$752,000**

Sold Date

**31-Mar-25**

Distance

**1.65km**

RS = Recent sale

UN = Undisclosed Sale

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