

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

1/10 Lusher Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$665,000

&

\$695,000

Median sale price

Median price \$940,000

Property Type House

Suburb Croydon

Period - From 23/12/2024

to

22/12/2025

Source Property Data

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 six 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	6 Wicklow Av CROYDON 3136	\$740,000	17/09/2025
2	10 Clyde Ct CROYDON SOUTH 3136	\$725,550	03/09/2025
3	103 Eastfield Rd CROYDON 3136	\$670,000	01/08/2025

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 six months.~~

This Statement of Information was prepared on:

23/12/2025 12:47



Property Type:
Agent Comments

Indicative Selling Price
\$665,000 - \$695,000
Median House Price
23/12/2024 - 22/12/2025: \$940,000

Comparable Properties



6 Wicklow Av CROYDON 3136 (REI/VG) Agent Comments
2 1 2

Price: \$740,000
Method: Private Sale
Date: 17/09/2025
Property Type: House (Res)
Land Size: 407 sqm approx



10 Clyde Ct CROYDON SOUTH 3136 (REI/VG) Agent Comments
2 1 2

Price: \$725,550
Method: Private Sale
Date: 03/09/2025
Property Type: House
Land Size: 324 sqm approx



103 Eastfield Rd CROYDON 3136 (REI) Agent Comments
2 1 1

Price: \$670,000
Method: Private Sale
Date: 01/08/2025
Property Type: House
Land Size: 348 sqm approx