

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

1/11 Lusher Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$685,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Croydon

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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	8/16-18 Lusher Rd CROYDON 3136	\$670,000	16/09/2025
2	2/11 Barclay Av CROYDON 3136	\$690,000	20/08/2025
3	7/47 Taylors Rd CROYDON 3136	\$680,000	13/06/2025

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:

27/11/2025 10:03



8

Property Type: Flat
Agent Comments

Indicative Selling Price
\$685,000
Median Unit Price
September quarter 2025: \$730,000

Comparable Properties



8/16-18 Lusher Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$670,000
Method: Private Sale
Date: 16/09/2025
Property Type: Unit
Land Size: 191 sqm approx



2/11 Barclay Av CROYDON 3136 (REI/VG)

Agent Comments

2 1 2

Price: \$690,000
Method: Private Sale
Date: 20/08/2025
Property Type: Unit
Land Size: 454 sqm approx



7/47 Taylors Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$680,000
Method: Private Sale
Date: 13/06/2025
Property Type: Townhouse (Single)
Land Size: 185 sqm approx