Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	1/11 Lusher Road, Croydon Vic 3136
Including suburb and	·
postcode	

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	Pro	perty Type U	nit		Suburb	Croydon
Period - From	01/07/2025	to	30/09/2025	s	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

Aut	areas or comparable property	1 1100	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



Date of sale











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)







Price: \$670,000

Method: Private Sale Date: 16/09/2025 Property Type: Unit

Land Size: 191 sqm approx

Agent Comments



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

2







Agent Comments

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)





Price: \$680,000 Method: Private Sale Date: 13/06/2025

Property Type: Townhouse (Single) Land Size: 185 sqm approx

Agent Comments

Account - Woodards | P: 0390563899





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