

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

16/83a Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$664,000

Property Type

Unit

Suburb

Croydon

Period - From

08/10/2024

to

07/10/2025

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	4/12 Newman Rd MOOROOLBARK 3138	\$505,000	12/09/2025
2	1/65 Hewish Rd CROYDON 3136	\$531,000	18/08/2025
3	4/31 Felix Gr MOOROOLBARK 3138	\$502,000	14/05/2025

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:

08/10/2025 16:05



Property Type:
Agent Comments

Indicative Selling Price
\$520,000
Median Unit Price
08/10/2024 - 07/10/2025: \$664,000

Comparable Properties



4/12 Newman Rd MOOROOLBARK 3138 (REI) Agent Comments



Price: \$505,000
Method: Private Sale
Date: 12/09/2025
Property Type: Unit



1/65 Hewish Rd CROYDON 3136 (REI/VG) Agent Comments



Price: \$531,000
Method: Private Sale
Date: 18/08/2025
Property Type: Unit
Land Size: 123 sqm approx



4/31 Felix Gr MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$502,000
Method: Private Sale
Date: 14/05/2025
Property Type: Unit
Land Size: 156 sqm approx

Account - Barry Plant | P: 03 9735 3300



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