

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

171 Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$832,500

Property Type

Townhouse

Suburb

Croydon

Period - From

05/08/2025

to

04/08/2026

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	13 Aminga Ct CROYDON 3136	\$833,000	22/03/2026
2	7/100-108 Hull Rd CROYDON 3136	\$760,000	20/03/2026
3	123 Esther Cr MOOROOLBARK 3138	\$820,000	17/02/2026

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:

05/08/2026 13:25



 3  1  2

Property Type: House
Land Size: 884 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Townhouse Price
05/08/2025 - 04/08/2026: \$832,500

Comparable Properties



13 Aminga Ct CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$833,000
Method: Private Sale
Date: 22/03/2026
Property Type: House (Res)
Land Size: 404 sqm approx



7/100-108 Hull Rd CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$760,000
Method: Private Sale
Date: 20/03/2026
Property Type: Unit
Land Size: 372 sqm approx



123 Esther Cr MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$820,000
Method: Private Sale
Date: 17/02/2026
Property Type: House
Land Size: 375 sqm approx