

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

2/23 Lusher Road, Croydon Vic 3136

Indicative selling price

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

Range between \$595,000

&

\$654,500

Median sale price

Median price \$657,250

Property Type Unit

Suburb Croydon

Period - From 01/07/2024

to 30/06/2025

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	15/35-43 Kent Av CROYDON 3136	\$650,000	23/06/2025
2	6/164 Mt Dandenong Rd CROYDON 3136	\$625,000	16/06/2025
3	7/27 Leigh Rd CROYDON 3136	\$665,000	17/04/2025

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:

18/09/2025 12:17



Property Type: Unit
Agent Comments

Indicative Selling Price

\$595,000 - \$654,500

Median Unit Price

Year ending June 2025: \$657,250

Comparable Properties



15/35-43 Kent Av CROYDON 3136 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 23/06/2025

Property Type: Unit

Land Size: 177 sqm approx



6/164 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 16/06/2025

Property Type: Unit

Land Size: 188 sqm approx



7/27 Leigh Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 17/04/2025

Property Type: Unit

Land Size: 176 sqm approx

Account - Woodards | P: 0390563899