

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

8/16-18 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 \$650,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2025

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	6/164 Mt Dandenong Rd CROYDON 3136	\$625,000	16/06/2025
2	8/14-16 Vernon St CROYDON 3136	\$640,000	16/06/2025
3	2/7 Fortuna Av CROYDON 3136	\$650,000	10/05/2025

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:

18/08/2025 21:55



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$595,000 - \$654,500
Median Unit Price
June quarter 2025: \$650,000

Comparable Properties



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

Agent Comments

2 1 2

Price: \$625,000
Method: Private Sale
Date: 16/06/2025
Property Type: Unit
Land Size: 188 sqm approx



8/14-16 Vernon St CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 16/06/2025
Property Type: Unit
Land Size: 183 sqm approx



2/7 Fortuna Av CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 10/05/2025
Property Type: Unit
Land Size: 137 sqm approx