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	8 Lusher Road, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$695,000 & \$750,000	Range between	\$695,000	&	\$750,000
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Median sale price

Median price	\$895,000	Pro	perty Type	House		Suburb	Croydon
Period - From	01/01/2025	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	1/23 Niel St CROYDON 3136	\$722,000	11/04/2025
2	1/32 Ronald Rd CROYDON 3136	\$735,000	26/02/2025
3	1/7 Gordon St CROYDON 3136	\$735,000	22/01/2025

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:	26/06/2025 10:13













Property Type: House Land Size: 409 sqm approx **Agent Comments**

\$695,000 - \$750,000 **Median House Price** March quarter 2025: \$895,000

Indicative Selling Price

Comparable Properties



1/23 Niel St CROYDON 3136 (REI/VG)

Price: \$722,000







Method: Private Sale Date: 11/04/2025

Property Type: House (Res) Land Size: 372 sqm approx

Agent Comments



1/32 Ronald Rd CROYDON 3136 (REI/VG)







Agent Comments

Price: \$735,000 Method: Auction Sale Date: 26/02/2025 Property Type: Unit

Land Size: 337 sqm approx

1/7 Gordon St CROYDON 3136 (REI/VG)





Agent Comments



Price: \$735,000 Method: Private Sale Date: 22/01/2025 Property Type: House Land Size: 445 sqm approx

Account - Woodards | P: 0390563899





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