

# 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 Lusher Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$695,000

&

\$750,000

### Median sale price

Median price \$895,000

Property 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.

	Address 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**

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

## Comparable Properties



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

**Agent Comments**



**Price:** \$722,000  
**Method:** Private Sale  
**Date:** 11/04/2025  
**Property Type:** House (Res)  
**Land Size:** 372 sqm approx



**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