

# 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

158 Lincoln 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 \$750,000 & \$820,000

### Median sale price

Median price \$905,000 Property Type House Suburb Croydon

Period - From 05/02/2023 to 04/02/2024 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	153 Dorset Rd CROYDON 3136	\$810,000	15/11/2023
2	123 Croydon Rd CROYDON 3136	\$790,000	12/12/2023
3	6 Dunrossil Dr KILSYTH 3137	\$770,000	09/11/2023

**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:

05/02/2024 16:29



 3    1    3

**Property Type:** House  
**Land Size:** 877 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$750,000 - \$820,000  
**Median House Price**  
 05/02/2023 - 04/02/2024: \$905,000

## Comparable Properties



**153 Dorset Rd CROYDON 3136 (REI)**

Agent Comments

 3    2    1

**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 15/11/2023  
**Property Type:** House  
**Land Size:** 832 sqm approx



**123 Croydon Rd CROYDON 3136 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 12/12/2023  
**Property Type:** House  
**Land Size:** 720 sqm approx



**6 Dunrossil Dr KILSYTH 3137 (REI)**

Agent Comments

 3    1    2

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 09/11/2023  
**Property Type:** House  
**Land Size:** 872 sqm approx

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