

# 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

3/14 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)

Single price \$930,000

### Median sale price

Median price \$695,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2025

to 31/03/2026

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	2/25 Vinter Av CROYDON 3136	\$945,000	20/02/2026
2			
3			

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:

21/04/2026 12:26



 3    2    2

**Property Type:** Townhouse (Single)  
**Land Size:** 272 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$930,000  
**Median Unit Price**  
Year ending March 2026: \$695,000

## Comparable Properties



2/25 Vinter Av CROYDON 3136 (REI)

 3    2    2

**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 20/02/2026  
**Property Type:** Unit  
**Land Size:** 265 sqm approx

[Agent Comments](#)

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.