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	4/32 LUSHER ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$730,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	Unit	Suburb	Croydon
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
1/32 LUSHER ROAD CROYDON VIC 3136	$750,000	04-Jun-25
6/7-9 VERNON STREET CROYDON VIC 3136	$791,000	28-Aug-25
1/5 BAYSWATER ROAD CROYDON VIC 3136	$762,000	31-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 03 November 2025

CONSUMER AFFAIRS VICTORIA

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1/32 LUSHER ROAD CROYDON VIC 3136 Sold Price **$750,000** Sold Date **04-Jun-25**

3 1 2 Distance **0km**



6/7-9 VERNON STREET CROYDON VIC 3136 Sold Price **$791,000** Sold Date **28-Aug-25**

3 2 2 Distance **0.16km**



1/5 BAYSWATER ROAD CROYDON VIC 3136 Sold Price **RS $762,000** Sold Date **31-Oct-25**

3 - 2 Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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