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	106/1 Lusher Road, Croydon Vic 3136

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $650,000 Property Type Unit Suburb Croydon

Period - From 21/01/2024 to 20/01/2025 Source Property Data

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	109/1 Lusher Rd CROYDON 3136	$520,000	26/09/2024
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: 21/01/2025 11:42

106/1 Lusher Road, Croydon Vic 3136

Brent Peters
9722 9755
0412 855 810
teampeters@hoskins.com.au



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
21/01/2024 - 20/01/2025: $650,000

Comparable Properties



109/1 Lusher Rd CROYDON 3136 (REI/VG)

2 2 1

Price: $520,000
Method: Private Sale
Date: 26/09/2024
Property Type: Apartment

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.

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