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	16/83a Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Single price $520,000

Median sale price

Median price $664,000 Property Type Unit Suburb Croydon

Period - From 08/10/2024 to 07/10/2025 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	4/12 Newman Rd MOOROOLBARK 3138	$505,000	12/09/2025
2	1/65 Hewish Rd CROYDON 3136	$531,000	18/08/2025
3	4/31 Felix Gr MOOROOLBARK 3138	$502,000	14/05/2025

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: 08/10/2025 16:05

16/83a Lincoln Road, Croydon Vic 3136



Property Type:
Agent Comments

Indicative Selling Price
$520,000
Median Unit Price
08/10/2024 - 07/10/2025: $664,000

Comparable Properties



4/12 Newman Rd MOOROOLBARK 3138 (REI)

2 | 1 | 1

Price: $505,000
Method: Private Sale
Date: 12/09/2025
Property Type: Unit

Agent Comments



1/65 Hewish Rd CROYDON 3136 (REI/VG)

2 | 1 | 2

Price: $531,000
Method: Private Sale
Date: 18/08/2025
Property Type: Unit
Land Size: 123 sqm approx

Agent Comments



4/31 Felix Gr MOOROOLBARK 3138 (REI/VG)

2 | 1 | 1

Price: $502,000
Method: Private Sale
Date: 14/05/2025
Property Type: Unit
Land Size: 156 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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