

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

73 EVANS DRIVE 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	\$990,000	&	\$1,080,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$925,000	Property type	Houses	Suburb	Croydon
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
53 LINCOLN ROAD CROYDON VIC 3136	1605000	30-Nov-24
133 LINCOLN ROAD CROYDON VIC 3136	1225000	24-Jan-25
30 BADDELEY CIRCUIT CROYDON VIC 3136	1100000	19-Dec-24

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: 02 May 2025



53 LINCOLN ROAD CROYDON VIC 3136 Sold Price

1605000 Sold Date **30-Nov-24**

4 2 2

Distance **0.93km**



133 LINCOLN ROAD CROYDON VIC 3136 Sold Price

1225000 Sold Date **24-Jan-25**

4 2 2

Distance **0.68km**



30 BADDELEY CIRCUIT CROYDON VIC 3136 Sold Price

1100000 Sold Date **19-Dec-24**

4 2 2

Distance **0.47km**



9 MCPHERSON DRIVE CROYDON VIC 3136 Sold Price

1140000 Sold Date **25-Jan-25**

4 2 2

Distance **0.27km**

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

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