

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

86 Evans Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$957,500 Property Type House 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	72 Dorset Rd CROYDON 3136	\$1,025,000	17/01/2026
2	4a Warruga Ct CROYDON 3136	\$951,500	19/12/2025
3	11 Sabato St CROYDON 3136	\$1,015,000	11/12/2025

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:

11/06/2026 16:10

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3 2 2

Property Type: House
Land Size: 320 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending March 2026: \$957,500

Comparable Properties



72 Dorset Rd CROYDON 3136 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,025,000
Method: Private Sale
Date: 17/01/2026
Property Type: House
Land Size: 383 sqm approx



4a Warruga Ct CROYDON 3136 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$951,500
Method: Private Sale
Date: 19/12/2025
Property Type: House
Land Size: 439 sqm approx



11 Sabato St CROYDON 3136 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,015,000
Method: Private Sale
Date: 11/12/2025
Property Type: House (Res)
Land Size: 497 sqm approx

Account - Barry Plant | P: 03 9735 3300