

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

386 Maroondah Highway, Croydon Vic 3136

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$941,500

Property Type House

Suburb Croydon

Period - From 02/09/2025

to

01/09/2026

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	36 Barker Dr MOOROOLBARK 3138	\$1,060,000	25/05/2026
2	46 Wandana Cr MOOROOLBARK 3138	\$995,000	21/05/2026
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:

02/09/2026 09:57



3 2 4

Property Type: House
Land Size: 907 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
02/09/2025 - 01/09/2026: \$941,500

Comparable Properties



36 Barker Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 3

Price: \$1,060,000
Method: Private Sale
Date: 25/05/2026
Property Type: House
Land Size: 933 sqm approx



46 Wandana Cr MOOROOLBARK 3138 (REI/VG)

Agent Comments

3 2 3

Price: \$995,000
Method: Private Sale
Date: 21/05/2026
Property Type: House (Res)
Land Size: 864 sqm approx

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.