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	24 Evans Drive, Croydon Vic 3136

Indicative selling price

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

Range between $795,000 & $870,000

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	3/4 Arthur Pl CROYDON 3136	$815,000	07/04/2026
2	1/16 Niel St CROYDON 3136	$845,000	02/04/2026
3	2/25 Humber Rd CROYDON NORTH 3136	$850,000	06/03/2026

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: 25/05/2026 12:13

24 Evans Drive, Croydon Vic 3136

JellisCraig

Mitch Grey
9725 0000
0439 033 118
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3 2 2

Property Type: House
Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price
$795,000 - $870,000
Median House Price
Year ending March 2026: $957,500

Comparable Properties



3/4 Arthur Pl CROYDON 3136 (REI/VG)

3 2 1

Price: $815,000
Method: Private Sale
Date: 07/04/2026
Property Type: Townhouse (Single)

Agent Comments



1/16 Niel St CROYDON 3136 (REI/VG)

3 2 1

Price: $845,000
Method: Private Sale
Date: 02/04/2026
Property Type: House (Res)
Land Size: 397 sqm approx

Agent Comments



2/25 Humber Rd CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $850,000
Method: Private Sale
Date: 06/03/2026
Property Type: Townhouse (Single)

Agent Comments

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