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	1/29 Ruskin Avenue, Croydon Vic 3136

Indicative selling price

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

Range between $730,000 & $790,000

Median sale price

Median price $935,000 Property Type House Suburb Croydon

Period - From 01/01/2024 to 31/12/2024 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	1/194 Dorset Rd CROYDON 3136	$780,000	24/02/2025
2	9 Premier Cl MOOROOLBARK 3138	$763,000	22/12/2024
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: 18/03/2025 09:31

1/29 Ruskin Avenue, Croydon Vic 3136

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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$730,000 - $790,000
Median House Price
Year ending December 2024: $935,000

Comparable Properties



1/194 Dorset Rd CROYDON 3136 (REI)

3 2 2

Price: $780,000
Method: Private Sale
Date: 24/02/2025
Property Type: Townhouse (Single)

Agent Comments



9 Premier Cl MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $763,000
Method: Private Sale
Date: 22/12/2024
Property Type: Townhouse (Single)

Agent Comments

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.

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