

## 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

40 RUSKIN AVENUE CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$765,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$923,000

Property type

House

Suburb

Croydon

Period-from

01 Mar 2024

to

28 Feb 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

2/14 DONALD STREET CROYDON VIC 3136	\$830,000	19-Nov-24
99 MOUNT VIEW PARADE CROYDON VIC 3136	\$785,000	12-Feb-25
11A KATHY COURT MOOROOLBARK VIC 3138	\$815,000	24-Jan-25

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: 28 March 2025



**2/14 DONALD STREET CROYDON  
VIC 3136**

3 2 2

Sold Price **\$830,000** Sold Date **19-Nov-24**

Distance **0.46km**



**99 MOUNT VIEW PARADE  
CROYDON VIC 3136**

3 1 2

Sold Price <sup>RS</sup> **\$785,000** Sold Date **12-Feb-25**

Distance **1.21km**



**11A KATHY COURT  
MOOROOLBARK VIC 3138**

3 2 2

Sold Price <sup>RS</sup> **\$815,000** <sup>UN</sup> Sold Date **24-Jan-25**

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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