

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 49 Ruskin Avenue, Croydon Vic 3136

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$983,500 Property Type House Suburb Croydon

Period - From 01/10/2025 to 31/12/2025 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 | 1/10 Lusher Rd CROYDON 3136 | \$737,000 | 24/01/2026 |
| 2 | 10 Charles St MOOROOLBARK 3138 | \$757,000 | 11/10/2025 |
| 3 | 4 West Ct KILSYTH 3137 | \$677,500 | 08/09/2025 |

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: 24/02/2026 12:11



2
 2
 2

Property Type: House
Land Size: 573 sqm approx
 Agent Comments

Indicative Selling Price
 \$690,000 - \$740,000
Median House Price
 December quarter 2025: \$983,500

Comparable Properties



1/10 Lusher Rd CROYDON 3136 (REI)

Agent Comments

2
 1
 2

Price: \$737,000
Method: Private Sale
Date: 24/01/2026
Property Type: House
Land Size: 330 sqm approx



10 Charles St MOOROOLBARK 3138 (REI/VG)

Agent Comments

2
 1
 2

Price: \$757,000
Method: Private Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 366 sqm approx



4 West Ct KILSYTH 3137 (REI)

Agent Comments

2
 2
 3

Price: \$677,500
Method: Private Sale
Date: 08/09/2025
Property Type: House (Res)
Land Size: 483 sqm approx

Account - Barry Plant | P: 03 9722 7166