

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

5/17 Ruskin Avenue, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$715,000

Property Type

Unit

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	4/11 Ervin Rd KILSYTH 3137	\$790,000	04/02/2026
2	1/86 Lincoln Rd CROYDON 3136	\$805,000	23/01/2026
3	14 Tanika Cirt CROYDON 3136	\$785,000	19/01/2026

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:

26/03/2026 10:51



3 2 2

Property Type: Unit

Land Size: 324 sqm approx

Agent Comments

Comparable Properties



4/11 Ervin Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$790,000

Method: Private Sale

Date: 04/02/2026

Property Type: Unit

Land Size: 374 sqm approx



1/86 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$805,000

Method: Sold Before Auction

Date: 23/01/2026

Property Type: Unit

Land Size: 349 sqm approx



14 Tanika Cirt CROYDON 3136 (REI/VG)

Agent Comments

2 2 2

Price: \$785,000

Method: Private Sale

Date: 19/01/2026

Property Type: House (Res)

Land Size: 323 sqm approx