

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

9 RUISLIP AVENUE STRATHTULLOH VIC 3338

Indicative selling price

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

Single Price

or range
between

\$979,000

&

\$1,029,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

16 FINNISS AVENUE COBBLEBANK VIC 3338	\$980,000	12-Aug-25
60 BASILDON CRESCENT STRATHTULLOH VIC 3338	\$1,000,000	10-Jan-24

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: 26 August 2025



**16 FINNISS AVENUE COBBLEBANK
VIC 3338**

Sold Price

^{RS} **\$980,000**

Sold Date

12-Aug-25



5



3



-

Distance

1.91km



**60 BASILDON CRESCENT
STRATHTULLOH VIC 3338**

Sold Price

\$1,000,000

Sold Date

10-Jan-24



4



4



2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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