

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

3 RUNCORN CRESCENT 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

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Jul 2024

to

30 Jun 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

3 RUISLIP AVENUE STRATHTULLOH VIC 3338	\$590,000	08-Nov-24
3 MURRAYFIELD PLACE STRATHTULLOH VIC 3338	\$657,500	06-Nov-24
2 LEETON STREET STRATHTULLOH VIC 3338	\$600,000	16-Dec-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: 16 July 2025

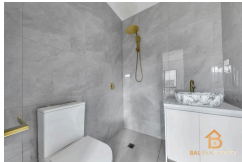


**3 RUISLIP AVENUE
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$590,000** Sold Date **08-Nov-24**

Distance **0.13km**



**3 MURRAYFIELD PLACE
STRATHTULLOH VIC 3338**

 4  3  2

Sold Price **\$657,500** Sold Date **06-Nov-24**

Distance **0.51km**



**2 LEETON STREET STRATHTULLOH
VIC 3338**

 4  2  2

Sold Price **\$600,000** Sold Date **16-Dec-24**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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