

## 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

13 RUSHTON AVENUE STRATHTULLOH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Jun 2024

to

31 May 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

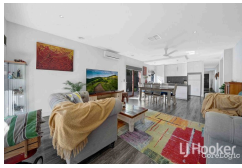
Date of sale

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 17 ASTLEY DRIVE STRATHTULLOH VIC 3338     | \$667,000 | 16-Jul-24 |
| 51 RUNCORN CRESCENT STRATHTULLOH VIC 3338 | \$695,000 | 14-Apr-25 |
| 8 LADBROKE STREET STRATHTULLOH VIC 3338   | \$710,000 | 20-Mar-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: 17 June 2025



**17 ASTLEY DRIVE STRATHTULLOH VIC 3338**

4 2 2

Sold Price

**\$667,000**

Sold Date

**16-Jul-24**

Distance

**0.24km**



**51 RUNCORN CRESCENT STRATHTULLOH VIC 3338**

4 2 2

Sold Price

**\$695,000**

Sold Date

**14-Apr-25**

Distance

**0.3km**



**8 LADBROKE STREET STRATHTULLOH VIC 3338**

4 2 2

Sold Price

**\$710,000**

Sold Date

**20-Mar-25**

Distance

**0.22km**

RS = Recent sale

UN = Undisclosed Sale

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