

# 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

32 Ruskin Street, Elwood VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,850,000

&

\$3,050,000

### Median sale price

Median price

\$2,310,000

Property Type

House

Suburb

Elwood

Period - From

01/06/2025

to

30/11/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
14 Thackeray St, Elwood Vic	\$3,100,000	13/09/2025
18 Rothesay Av, Elwood Vic	\$2,940,000	06/06/2025
10 Meredith St, Elwood Vic	\$2,800,000	20/08/2025

This Statement of Information was prepared on:

01/12/2025

32 Ruskin Street, Elwood VIC 3184



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Property Type: House

Kaine Lanyon

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Indicative Selling Price

\$2,850,000 - \$3,050,000

Median House Price

Year ending November 2025: \$2,310,000

## Comparable Properties



14 Thackeray St, Elwood Vic

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Price: \$3,100,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House

Land Size:



18 Rothesay Av, Elwood Vic

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Price: \$2,940,000

Method: Private Sale

Date: 06/06/2025

Property Type: House

Land Size: 435 sqm approx



10 Meredith St, Elwood Vic

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Price: \$2,800,000

Method: Private Sale

Date: 20/08/2025

Property Type: House

Land Size: 382 sqm approx

Account - Marshall White - Albert Park | P: 98229999