

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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:



4 2 0

Property Type: House
Kaine Lanyon
0398321153
0411 875 478
kaine.lanyon@marshallwhite.com.au
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

4 3 1

Price: \$3,100,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House
Land Size:



18 Rothesay Av, Elwood Vic

4 2 2

Price: \$2,940,000
Method: Private Sale
Date: 06/06/2025
Property Type: House
Land Size: 435 sqm approx



10 Meredith St, Elwood Vic

5 3 1

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