

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 \$2,750,000

&

\$2,950,000

Median sale price

Median price \$2,310,000

Property Type House

Suburb Elwood

Period - From 01/10/2024

to

30/09/2025

Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10 Meredith St ELWOOD 3184	\$2,800,000	20/08/2025
2	18 Rothesay Av ELWOOD 3184	\$2,940,000	06/06/2025
3	3 Spray St ELWOOD 3184	\$2,900,000	24/05/2025

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 six months.~~

This Statement of Information was prepared on:

13/11/2025 13:43



4
 2
 1

Property Type: House
Land Size: 403 sqm approx
Agent Comments

Indicative Selling Price
 \$2,750,000 - \$2,950,000
Median House Price
 Year ending September 2025: \$2,310,000

Comparable Properties



10 Meredith St ELWOOD 3184 (REI)

Agent Comments

5
 3
 1

Price: \$2,800,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 382 sqm approx



18 Rothesay Av ELWOOD 3184 (REI/VG)

Agent Comments

4
 2
 2

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



3 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

4
 2
 1

Price: \$2,900,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House
Land Size: 478 sqm approx