

## 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 32 Ruskin Street, Elwood Vic 3184  
Including suburb and postcode

#### 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	<span style="border: 1px solid black; padding: 2px;">\$2,310,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Elwood</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2024</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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



**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

**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

**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

**Price:** \$2,900,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House

**Land Size:** 478 sqm approx

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