

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

Single price \$3,245,000

Median sale price

Median price \$2,310,000 Property Type House Suburb Elwood
Period - From 08/06/2025 to 07/12/2025 Source pdol

Comparable property sales (*Delete A or B below as applicable)

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.

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

This Statement of Information was prepared on:

08/12/2025