

# 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)

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