

# 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

22 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)

Range between

\$2,750,000

&

\$2,950,000

### Median sale price

Median price

\$2,295,000

Property Type

House

Suburb

Elwood

Period - From

05/03/2024

to

04/03/2025

Source

Property Data

### 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	102 Addison St ELWOOD 3184	\$3,350,000	20/02/2025
2	49 Shelley St ELWOOD 3184	\$2,930,000	28/11/2024
3			

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:

05/03/2025 18:16



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 400 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,750,000 - \$2,950,000  
**Median House Price**  
05/03/2024 - 04/03/2025: \$2,295,000

## Comparable Properties



102 Addison St ELWOOD 3184 (REI)

Agent Comments



**Price:** \$3,350,000  
**Method:** Private Sale  
**Date:** 20/02/2025  
**Property Type:** House  
**Land Size:** 482 sqm approx



49 Shelley St ELWOOD 3184 (REI)

Agent Comments



**Price:** \$2,930,000  
**Method:** Private Sale  
**Date:** 28/11/2024  
**Property Type:** House  
**Land Size:** 507 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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