

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

18/86 Ruskin Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000 & \$400,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Elwood

Period - From 01/10/2024 to 31/12/2024 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	8/14 Mitford St ST KILDA 3182	\$372,000	25/02/2025
2	7/6 Byron St ELWOOD 3184	\$380,000	06/01/2025
3	24/8 St Leonards Av ST KILDA 3182	\$402,500	18/10/2024

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:

26/02/2025 17:02



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

December quarter 2024: \$670,000

Comparable Properties



8/14 Mitford St ST KILDA 3182 (REI)

Agent Comments

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Price: \$372,000

Method: Private Sale

Date: 25/02/2025

Property Type: Apartment



7/6 Byron St ELWOOD 3184 (VG)

Agent Comments

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Price: \$380,000

Method: Sale

Date: 06/01/2025

Property Type: Strata Flat - Single OYO Flat



24/8 St Leonards Av ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$402,500

Method: Private Sale

Date: 18/10/2024

Property Type: Apartment