

# 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

81 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 \$2,100,000

&

\$2,300,000

### Median sale price

Median price \$2,290,000

Property Type House

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	64 Addison St ELWOOD 3184	\$2,136,000	11/12/2024
2	80 Milton St ELWOOD 3184	\$2,180,000	11/10/2024
3	42 Shelley St ELWOOD 3184	\$2,200,000	14/09/2024

**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:

30/01/2025 14:44



 3  1  2

**Property Type:** House (Res)

**Land Size:** 403 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

December quarter 2024: \$2,290,000

## Comparable Properties



**64 Addison St ELWOOD 3184 (REI)**

Agent Comments

 3  1  1

**Price:** \$2,136,000

**Method:** Private Sale

**Date:** 11/12/2024

**Property Type:** House

**Land Size:** 321 sqm approx



**80 Milton St ELWOOD 3184 (REI/VG)**

Agent Comments

 4  3  -

**Price:** \$2,180,000

**Method:** Private Sale

**Date:** 11/10/2024

**Property Type:** House (Res)

**Land Size:** 262 sqm approx



**42 Shelley St ELWOOD 3184 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$2,200,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)

**Land Size:** 484 sqm approx