

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

13/86 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Elwood

Period - From 01/07/2024 to 30/06/2025 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	12/66 Foam St ELWOOD 3184	\$370,000	05/09/2025
2	5/141 Glen Huntly Rd ELWOOD 3184	\$377,000	27/08/2025
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.~~

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Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

Year ending June 2025: \$650,000



1 1 1

Property Type: Apartment

Comparable Properties



12/66 Foam St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$370,000
Method: Sold Before Auction
Date: 05/09/2025
Property Type: Apartment



5/141 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$377,000
Method: Private Sale
Date: 27/08/2025
Property Type: Apartment

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.