# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	4/46-48 Ruskin Street, Elwood Vic 3184
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between	\$850,000	&	\$920,000

#### Median sale price

Median price	\$646,500	Pro	perty Type U	nit		Suburb	Elwood
Period - From	01/07/2025	to	30/09/2025	So	ource	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/24 Dickens St ELWOOD 3184	\$868,000	31/05/2025
2	3/41 Milton St ELWOOD 3184	\$861,000	05/04/2025
3	6/21a Dickens St ELWOOD 3184	\$915,000	21/09/2024

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	17/11/2025 12:27









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$850,000 - \$920,000 **Median Unit Price** September quarter 2025: \$646,500

# Comparable Properties



1/24 Dickens St ELWOOD 3184 (REI/VG)

Price: \$868,000 Method: Auction Sale Date: 31/05/2025

Property Type: Apartment

**Agent Comments** 



3/41 Milton St ELWOOD 3184 (REI/VG)

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**Agent Comments** 

Price: \$861,000 Method: Auction Sale Date: 05/04/2025

Property Type: Apartment Land Size: 502 sqm approx



6/21a Dickens St ELWOOD 3184 (REI/VG)

**Agent Comments** 

Price: \$915,000 Method: Auction Sale Date: 21/09/2024

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



