

# 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

5/1 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 \$960,000

&

\$1,020,000

### Median sale price

Median price \$625,000

Property Type Unit

Suburb Elwood

Period - From 01/01/2025

to 31/03/2025

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	1/25 Mitford St ST KILDA 3182	\$975,000	04/03/2025
2	6/1 Ruskin St ELWOOD 3184	\$1,000,000	01/03/2025
3	366A Barkly St ELWOOD 3184	\$1,035,000	17/02/2025

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:

07/05/2025 10:35

5/1 Ruskin Street, Elwood Vic 3184

Chisholm&Gamon

Torsten Kasper

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**Indicative Selling Price**

\$960,000 - \$1,020,000

**Median Unit Price**

March quarter 2025: \$625,000



3 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



1/25 Mitford St ST KILDA 3182 (REI/VG)

Agent Comments

3 2 1

**Price:** \$975,000

**Method:** Private Sale

**Date:** 04/03/2025

**Property Type:** Apartment



6/1 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 1

**Price:** \$1,000,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** Apartment



366A Barkly St ELWOOD 3184 (REI)

Agent Comments

2 1 1

**Price:** \$1,035,000

**Method:** Private Sale

**Date:** 17/02/2025

**Property Type:** Unit

**Land Size:** 230 sqm approx

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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