

# 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

89c 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 \$1,850,000

&

\$1,950,000

### Median sale price

Median price \$2,725,000

Property Type House

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 | 36 Selwyn Av ELWOOD 3184         | \$2,170,000 | 21/03/2025   |
| 2 | 6/146 Glen Huntly Rd ELWOOD 3184 | \$1,850,000 | 04/03/2025   |
| 3 | 25 Tiuna Gr ELWOOD 3184          | \$2,110,000 | 06/12/2024   |

**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:

20/05/2025 15:44



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**Property Type:** House

**Land Size:** 257\* sqm approx

**Agent Comments**

## Comparable Properties



**36 Selwyn Av ELWOOD 3184 (REI/VG)**

**Agent Comments**

3 3 3

**Price:** \$2,170,000

**Method:** Expression of Interest

**Date:** 21/03/2025

**Property Type:** Townhouse (Res)

**Land Size:** 145 sqm approx



**6/146 Glen Huntly Rd ELWOOD 3184 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 04/03/2025

**Property Type:** Townhouse (Res)



**25 Tiuna Gr ELWOOD 3184 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$2,110,000

**Method:** Private Sale

**Date:** 06/12/2024

**Property Type:** Townhouse (Single)

**Land Size:** 157 sqm approx