

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

7/49 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Range between \$590,000

&

\$630,000

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	1/20 Pine Av ELWOOD 3184	\$627,500	07/08/2025
2	24/197 Brighton Rd ELWOOD 3184	\$617,000	26/07/2025
3	2/46 Foam St ELWOOD 3184	\$615,000	12/05/2025

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:

16/09/2025 18:51



Property Type: Strata Flat - Single
OYO Flat
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median Unit Price
Year ending June 2025: \$650,000

Comparable Properties



1/20 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$627,500
Method: Private Sale
Date: 07/08/2025
Property Type: Apartment



24/197 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$617,000
Method: Private Sale
Date: 26/07/2025
Property Type: Apartment



2/46 Foam St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment