Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	6/37 Ruskin Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$470,000	&	\$510,000

Median sale price

Median price	\$670,000	Pro	perty Type U	nit		Suburb	Elwood
Period - From	01/04/2024	to	31/03/2025	So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	8/27 Mitford St ST KILDA 3182	\$503,000	15/03/2025
2	6/51 Ruskin St ELWOOD 3184	\$512,000	20/02/2025
3	5/8 John St ELWOOD 3184	\$510,000	11/02/2025

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:	28/04/2025 10:50









Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$470,000 - \$510,000 **Median Unit Price** Year ending March 2025: \$670,000

Comparable Properties



8/27 Mitford St ST KILDA 3182 (REI)

Price: \$503,000 Method: Auction Sale Date: 15/03/2025

Property Type: Apartment

Agent Comments



6/51 Ruskin St ELWOOD 3184 (REI/VG)

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Agent Comments

Price: \$512,000 Method: Private Sale Date: 20/02/2025

Property Type: Apartment

5/8 John St ELWOOD 3184 (VG)



Price: \$510,000 Method: Sale Date: 11/02/2025

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Account - Jellis Craig | P: 98305966





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