

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

5/46-48 RUSKIN STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Elwood

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

5/7 ADDISON STREET ELWOOD VIC 3184	\$677,000	27-Aug-25
4/6 JOHN STREET ELWOOD VIC 3184	\$692,000	15-Apr-25
6/13 FULLER ROAD RIPPONLEA VIC 3185	\$713,500	04-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 11 September 2025

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**5/7 ADDISON STREET ELWOOD
VIC 3184**

2 1 1

Sold Price

^{RS} **\$677,000** Sold Date **27-Aug-25**

Distance **0.33km**



**4/6 JOHN STREET ELWOOD VIC
3184**

2 1 1

Sold Price

\$692,000 Sold Date **15-Apr-25**

Distance **0.62km**



**6/13 FULLER ROAD RIPPONLEA
VIC 3185**

2 1 1

Sold Price

^{RS} **\$713,500** ^{UN} Sold Date **04-Aug-25**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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