

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

1/45 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Flats

Suburb

Elwood

Period-from

01 Jan 2025

to

31 Dec 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

4/56 TENNYSON STREET ELWOOD VIC 3184	\$550,000	12-Jul-25
12/19 TIUNA GROVE ELWOOD VIC 3184	\$565,000	16-Oct-25
12/16A CHAPEL STREET ST KILDA VIC 3182	\$577,000	26-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.~~

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4/56 TENNYSON STREET ELWOOD VIC 3184 Sold Price **\$550,000** Sold Date **12-Jul-25**
 Distance **0.53km**
 2 beds 1 bathroom 1 car



12/19 TIUNA GROVE ELWOOD VIC 3184 Sold Price **\$565,000** Sold Date **16-Oct-25**
 Distance **0.91km**
 2 beds 1 bathroom 1 car



12/16A CHAPEL STREET ST KILDA VIC 3182 Sold Price **\$577,000** Sold Date **26-Aug-25**
 Distance **1.69km**
 2 beds 1 bathroom 1 car

RS = Recent sale UN = Undisclosed Sale

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