

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

67 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$2,310,000 Property Type House Suburb Elwood

Period - From 01/10/2024 to 30/09/2025 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	12 Dryden St ELWOOD 3184	\$1,829,500	17/10/2025
2	46 Broadway ELWOOD 3184	\$1,910,000	01/10/2025
3	151 Glen Eira Rd ST KILDA EAST 3183	\$1,935,000	21/09/2025

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:

17/11/2025 13:07



3 1 1

Property Type: House
Land Size: 336 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
Year ending September 2025: \$2,310,000

Comparable Properties



12 Dryden St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

3 2 -

Price: \$1,829,500
Method: Private Sale
Date: 17/10/2025
Property Type: House
Land Size: 284 sqm approx



46 Broadway ELWOOD 3184 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,910,000
Method: Private Sale
Date: 01/10/2025
Property Type: House
Land Size: 338 sqm approx



151 Glen Eira Rd ST KILDA EAST 3183 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,935,000
Method: Auction Sale
Date: 21/09/2025
Property Type: House (Res)
Land Size: 360 sqm approx

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245