

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

3/45 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Range between \$530,000

&

\$570,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Elwood

Period - From 08/05/2024

to

07/05/2025

Source

Property Data

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	6/47 Spray St ELWOOD 3184	\$585,500	24/04/2025
2	2/40 Rothesay Av ELWOOD 3184	\$585,000	25/02/2025
3	2/45 Ruskin St ELWOOD 3184	\$560,000	29/01/2025

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:

08/05/2025 16:22

3/45 Ruskin Street, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

03 9531 1245

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Indicative Selling Price

\$530,000 - \$570,000

Median Unit Price

08/05/2024 - 07/05/2025: \$650,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/47 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$585,500

Method: Private Sale

Date: 24/04/2025

Property Type: Apartment



2/40 Rothesay Av ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000

Method: Sold Before Auction

Date: 25/02/2025

Property Type: Apartment



2/45 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 29/01/2025

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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