Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 89c Ruskin Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,900,000		&		\$2,050,000			
Median sale p	rice							
Median price	\$2,725,000	Pro	operty Type	Hou	se		Suburb	Elwood
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	36 Selwyn Av ELWOOD 3184	\$2,170,000	21/03/2025
2	6/146 Glen Huntly Rd ELWOOD 3184	\$1,850,000	04/03/2025
3	25 Tiuna Gr ELWOOD 3184	\$2,110,000	06/12/2024

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:

06/05/2025 08:52



Chisholm&Gamon





Property Type: House Land Size: 257 sqm approx Agent Comments

0425 702 574 sam@chisholmgamon.com.au **Indicative Selling Price**

Sam Gamon 03 9531 1245

\$1,900,000 - \$2,050,000 **Median House Price** March guarter 2025: \$2,725,000

Comparable Properties



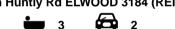
36 Selwyn Av ELWOOD 3184 (REI/VG)



Price: \$2,170,000 Method: Expression of Interest Date: 21/03/2025 Property Type: Townhouse (Res) Land Size: 145 sqm approx



6/146 Glen Huntly Rd ELWOOD 3184 (REI/VG)



Agent Comments

Agent Comments

Price: \$1,850,000 Method: Private Sale Date: 04/03/2025 Property Type: Townhouse (Res)



25 Tiuna Gr ELWOOD 3184 (REI/VG) • • 3 2 2

Agent Comments

Price: \$2,110,000 Method: Private Sale Date: 06/12/2024 Property Type: Townhouse (Single) Land Size: 157 sqm approx

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



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