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	107 Ruskin Street, Elwood Vic 3184

Indicative selling price

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

Range between $2,900,000 & $3,000,000

Median sale price

Median price $2,095,000 Property Type House Suburb Elwood

Period - From 01/07/2025 to 30/06/2026 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	12a Kendall St ELWOOD 3184	$2,875,000	19/06/2026
2			
3			

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: 29/07/2026 09:35

107 Ruskin Street, Elwood Vic 3184



5 4 2

Property Type: House
Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price
$2,900,000 - $3,000,000
Median House Price
Year ending June 2026: $2,095,000

Comparable Properties



12a Kendall St ELWOOD 3184 (REI)

3 2 2

Price: $2,875,000
Method: Private Sale
Date: 19/06/2026
Property Type: House

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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