

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

15 Shorts Road, Research Vic 3095

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,541,000

Property Type House

Suburb Research

Period - From 04/03/2024

to

03/03/2025

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	10 Kinbrae Dr RESEARCH 3095	\$1,950,000	26/02/2025
2	10 Eva St RESEARCH 3095	\$2,000,000	20/11/2024
3	400 Mount Pleasant Rd ELTHAM 3095	\$1,685,250	16/10/2024

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:

04/03/2025 10:47



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
04/03/2024 - 03/03/2025: \$1,541,000

Comparable Properties



10 Kinbrae Dr RESEARCH 3095 (REI)

3 2 2

Agent Comments
27,357 m

Price: \$1,950,000
Method: Private Sale
Date: 26/02/2025
Property Type: House (Res)



10 Eva St RESEARCH 3095 (REI/VG)

4 3 2

Agent Comments

Price: \$2,000,000
Method: Private Sale
Date: 20/11/2024
Property Type: House
Land Size: 4046.86 sqm approx



400 Mount Pleasant Rd ELTHAM 3095 (REI/VG)

3 2 -

Agent Comments

Price: \$1,685,250
Method: Private Sale
Date: 16/10/2024
Property Type: House
Land Size: 7506 sqm approx

Account - Atria Real Estate