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 betwee	n \$1,600,000		&		\$1,760,000			
Median sale price								
Median price	\$1,541,000	Pro	operty Type	Hou	se		Suburb	Research
Period - From	04/03/2024	to	03/03/2025		So	urce	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.

Ad	dress 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









Property Type: Houe 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

SOLD	10 Kinbrae Dr RESEARCH 3095 (REI) 10 Kinbrae Dr RESEARCH 3095 (REI)	Agent Comments 27,357 m
	10 Eva St RESEARCH 3095 (REI/VG) 4 3 2 Price: \$2,000,000 Method: Private Sale Date: 20/11/2024 Property Type: House Land Size: 4046.86 sqm approx	Agent Comments
	400 Mount Pleasant Rd ELTHAM 3095 (REI/VG) → 3 → 2 → - Price: \$1,685,250 Method: Private Sale Date: 16/10/2024 Property Type: House Land Size: 7506 sqm approx	Agent Comments

Account - Atria Real Estate



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