

## 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

90 BELLS HILL ROAD RESEARCH VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$4,750,000

&

\$5,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,391,337

Property type

House

Suburb

Research

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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 6 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

200 ELTHAM-YARRA GLEN ROAD KANGAROO GROUND VIC 3097	\$5,500,000	04-Mar-24
25 BELLS HILL ROAD RESEARCH VIC 3095	\$4,825,000	11-Oct-24

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 6 months.

This Statement of Information was prepared on: 29 November 2024



**200 ELTHAM-YARRA GLEN ROAD  
KANGAROO GROUND VIC 3097**

 4  3  2

Sold Price **\$5,500,000** Sold Date **04-Mar-24**

Distance **1.82km**



**25 BELLS HILL ROAD RESEARCH  
VIC 3095**

 4  2  3

Sold Price <sup>RS</sup> **\$4,825,000** <sup>UN</sup> Sold Date **11-Oct-24**

Distance **0.52km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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