

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

74 Ingrams Road, Research Vic 3095

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Research

Period - From 01/10/2024

to 31/12/2024

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	81 Kalbar Rd ELTHAM 3095	\$1,475,000	09/11/2024
2	111 Kalbar Rd ELTHAM 3095	\$1,850,000	14/09/2024
3	2 Echidna Rd ELTHAM 3095	\$1,520,000	02/09/2024

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:

31/01/2025 13:40



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  3
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Property Type: House
Land Size: 920 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 December quarter 2024: \$1,440,000

Comparable Properties



81 Kalbar Rd ELTHAM 3095 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,475,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 962 sqm approx



111 Kalbar Rd ELTHAM 3095 (REI)

Agent Comments

 4
  2
  2

Price: \$1,850,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 982 sqm approx



2 Echidna Rd ELTHAM 3095 (REI/VG)

Agent Comments

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  3
  2

Price: \$1,520,000
Method: Private Sale
Date: 02/09/2024
Property Type: House (Res)
Land Size: 1265 sqm approx

Account - Barry Plant | P: (03) 9431 1243