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	74 Ingrams Road, Research Vic 3095
Including suburb and	
postcode	

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	Pro	perty 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

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



Date of sale











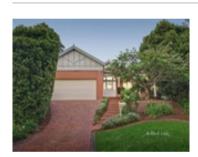
Property Type: House Land Size: 920 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price**

December guarter 2024: \$1,440,000

Comparable Properties



81 Kalbar Rd ELTHAM 3095 (REI/VG)





Price: \$1,475,000 Method: Auction Sale Date: 09/11/2024

Property Type: House (Res) Land Size: 962 sqm approx

Agent Comments



111 Kalbar Rd ELTHAM 3095 (REI)





Price: \$1,850,000 Method: Auction Sale Date: 14/09/2024

Property Type: House (Res) Land Size: 982 sqm approx **Agent Comments**



2 Echidna Rd ELTHAM 3095 (REI/VG)





Agent Comments

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



