

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

12 Research-Warrandyte Road, Research Vic 3095

Indicative selling price

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

Range between

\$960,000

&

\$1,050,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Research

Period - From

01/07/2024

to

30/06/2025

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	1/68 Park Rd ELTHAM 3095	\$990,000	22/04/2025
2	1 Culgoa Ct ELTHAM 3095	\$980,000	28/03/2025
3			

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:

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Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

Year ending June 2025: \$1,450,000



3 1 2

Rooms: 5
Property Type: House (Res)
Land Size: 1091 sqm approx
Agent Comments

Comparable Properties



1/68 Park Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 4

Price: \$990,000
Method: Private Sale
Date: 22/04/2025
Property Type: House
Land Size: 527 sqm approx



1 Culgoa Ct ELTHAM 3095 (REI/VG)

Agent Comments

3 1 3

Price: \$980,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 758 sqm approx

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.