

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

12/1324 Main Road, Research Vic 3095

Indicative selling price

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

Range between \$770,000

&

\$830,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Research

Period - From 02/04/2025

to

01/04/2026

Source 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.

	Address of comparable property	Price	Date of sale
1	1/1152 Main Rd ELTHAM 3095	\$860,000	03/03/2026
2	3/8 Raglan Rd RESEARCH 3095	\$780,000	23/02/2026
3	4/36 Livingstone Rd ELTHAM 3095	\$820,000	24/01/2026

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:

02/04/2026 10:55

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Indicative Selling Price

\$770,000 - \$830,000

Median Unit Price

02/04/2025 - 01/04/2026: \$780,000



 3  2  2

Property Type: Unit

Land Size: 635 sqm approx

Agent Comments

Comparable Properties



1/1152 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  3

Price: \$860,000

Method: Private Sale

Date: 03/03/2026

Property Type: Unit

Land Size: 309 sqm approx



3/8 Raglan Rd RESEARCH 3095 (REI)

Agent Comments

 3  2  1

Price: \$780,000

Method: Private Sale

Date: 23/02/2026

Property Type: Unit

Land Size: 188 sqm approx



4/36 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  2

Price: \$820,000

Method: Private Sale

Date: 24/01/2026

Property Type: Unit

Land Size: 264 sqm approx

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