

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

14 Finnigan Street, Research Vic 3095

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,420,000

Property Type

House

Suburb

Research

Period - From

24/11/2024

to

23/11/2025

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.

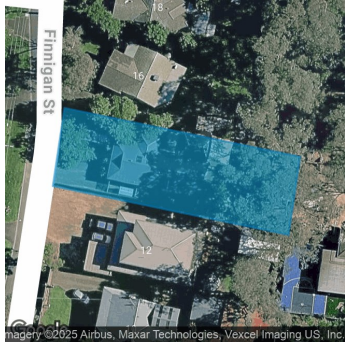
	Address of comparable property	Price	Date of sale
1	6 Ancona Ct ELTHAM 3095	\$1,140,000	01/09/2025
2	1 Jinkana Gr ELTHAM 3095	\$1,200,000	10/07/2025
3	38 Maroong Dr RESEARCH 3095	\$1,220,000	30/06/2025

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:

24/11/2025 11:04



 4
  2
  2

Rooms: 6**Property Type:** House (Res)**Land Size:** 1000 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

24/11/2024 - 23/11/2025: \$1,420,000

Comparable Properties

**6 Ancona Ct ELTHAM 3095 (REI/VG)**

Agent Comments

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Price: \$1,140,000**Method:** Private Sale**Date:** 01/09/2025**Property Type:** House**Land Size:** 774 sqm approx**1 Jinkana Gr ELTHAM 3095 (REI/VG)**

Agent Comments

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  2

Price: \$1,200,000**Method:** Sold Before Auction**Date:** 10/07/2025**Property Type:** House (Res)**Land Size:** 835 sqm approx**38 Maroong Dr RESEARCH 3095 (REI/VG)**

Agent Comments

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Price: \$1,220,000**Method:** Private Sale**Date:** 30/06/2025**Property Type:** House (Res)**Land Size:** 930 sqm approx