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	14 Finnigan Street, Research Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,420,000	Pro	perty 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.

Ad	dress 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.

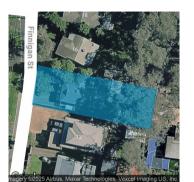
This Statement of Information was prepared on:	24/11/2025 11:04



JellisCraig

Tom Kurtschenko 0417 502 944 tomkurtschenko@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** 24/11/2024 - 23/11/2025: \$1,420,000





Rooms: 6

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

Agent Comments

Comparable Properties



6 Ancona Ct ELTHAM 3095 (REI/VG)

Price: \$1,140,000 Method: Private Sale Date: 01/09/2025 Property Type: House Land Size: 774 sqm approx **Agent Comments**



1 Jinkana Gr ELTHAM 3095 (REI/VG)

Price: \$1,200,000

Method: Sold Before Auction

Date: 10/07/2025

Property Type: House (Res) Land Size: 835 sqm approx

Agent Comments



38 Maroong Dr RESEARCH 3095 (REI/VG)

Price: \$1,220,000 Method: Private Sale Date: 30/06/2025

Property Type: House (Res) Land Size: 930 sqm approx **Agent Comments**

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