## 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	4 Howell Court, Research Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$900,000	&	\$990,000

#### Median sale price

Median price \$1,685,000	Property Type House	Suburb Research	
Period - From 01/01/2025	to 31/03/2025	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	55 Wycliffe Cr ELTHAM 3095	\$1,130,000	24/03/2025
2	14 Renshaw Dr ELTHAM 3095	\$1,105,000	15/03/2025
3	15 Foster Rd ELTHAM 3095	\$900,000	12/11/2024

#### 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:	08/05/2025 16:06













**Property Type:** House **Land Size:** 712 sqm approx

**Agent Comments** 

Indicative Selling Price \$900,000 - \$990,000 Median House Price March quarter 2025: \$1,685,000

# Comparable Properties

55 Wycliffe Cr ELTHAM 3095 (REI/VG)

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**Agent Comments** 

**Price:** \$1,130,000 **Method:** Private Sale **Date:** 24/03/2025

Rooms: 5

**Property Type:** House (Res) **Land Size:** 815 sqm approx

14 Renshaw Dr ELTHAM 3095 (REI)

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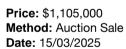








Agent Comments



**Property Type:** House (Res) **Land Size:** 864 sqm approx

15 Foster Rd ELTHAM 3095 (REI/VG)



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**Agent Comments** 



Price: \$900,000 Method: Private Sale Date: 12/11/2024 Property Type: House Land Size: 850 sqm approx

Account - Barry Plant | P: (03) 9431 1243



