

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

4 Howell Court, Research Vic 3095

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



 3  3  2

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)

Agent Comments

 3  2  3

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)

Agent Comments

 3  2  2

Price: \$1,105,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 864 sqm approx



15 Foster Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  1

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