

# 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

40 Margaret Street, Research Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,950,000

### Median sale price

Median price \$1,608,500

Property Type House

Suburb Research

Period - From 01/04/2024

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	17 Brinkkötter Rd RESEARCH 3095	\$1,803,000	13/03/2025
2	10 Eva St RESEARCH 3095	\$2,000,000	20/11/2024
3			

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:

23/04/2025 16:20



5 4 4

**Property Type:** House  
**Land Size:** 5805 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,950,000  
**Median House Price**  
Year ending March 2025: \$1,608,500

## Comparable Properties



**17 Brinkkottter Rd RESEARCH 3095 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,803,000  
**Method:** Private Sale  
**Date:** 13/03/2025  
**Property Type:** House (Res)  
**Land Size:** 4695 sqm approx



**10 Eva St RESEARCH 3095 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 20/11/2024  
**Property Type:** House  
**Land Size:** 4046.86 sqm approx

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.