

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 Research-Warrandyte Road, Research Vic 3095

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,061,000

Property Type

House

Suburb

Research

Period - From

01/07/2025

to

30/09/2025

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	40 Margaret St RESEARCH 3095	\$1,950,000	23/05/2025
2	60 Parsons Rd ELTHAM 3095	\$1,500,000	25/08/2025
3	15 Shorts Rd RESEARCH 3095	\$1,925,000	21/03/2025

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:

21/11/2025 13:31



 3  2  2

Property Type: House
Land Size: 4114 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
September quarter 2025: \$1,061,000

Comparable Properties

40 Margaret St RESEARCH 3095 (REI)

Agent Comments

 5  4  4

Price: \$1,950,000
Method:
Date: 23/05/2025
Property Type: House



60 Parsons Rd ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  9

Price: \$1,500,000
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 10117.15 sqm approx



15 Shorts Rd RESEARCH 3095 (REI/VG)

Agent Comments

 5  3  8

Price: \$1,925,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 20418 sqm approx