

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

5/1573 Main Road, Research Vic 3095

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Research

Period - From

01/04/2025

to

30/06/2025

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	3/10 Ingrams Rd RESEARCH 3095	\$730,000	26/04/2025
2			
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:

15/09/2025 13:46

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Indicative Selling Price

\$700,000 - \$750,000

Median House Price

June quarter 2025: \$1,300,000



3 1 2

Property Type: Unit
Land Size: 385 sqm approx
Agent Comments
Double auto lock-up garage

Comparable Properties



3/10 Ingrams Rd RESEARCH 3095 (REI/VG)

Agent Comments

3 1 1

Price: \$730,000
Method: Private Sale
Date: 26/04/2025
Property Type: Unit
Land Size: 235 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.