

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

74 Research-Warrandyte Road, Research Vic 3095

Indicative selling price

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

Range between

\$3,100,000

&

\$3,300,000

Median sale price

Median price

\$1,605,000

Property Type

House

Suburb

Research

Period - From

01/07/2025

to

30/06/2026

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	9 Joslyn Dr RESEARCH 3095	\$3,612,000	04/03/2026
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:

14/08/2026 08:26

Tom Kurtschenko
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5 3 10

Property Type: House
Land Size: 20234.3 sqm approx
Agent Comments

Indicative Selling Price
\$3,100,000 - \$3,300,000
Median House Price
Year ending June 2026: \$1,605,000

Comparable Properties



9 Joslyn Dr RESEARCH 3095 (VG)

Agent Comments

5 - -

Price: \$3,612,000
Method: Sale
Date: 04/03/2026
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 24450 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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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