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	78 Research-Warrandyte Road, Research Vic 3095
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$	1,750,000	&	\$1,850,000
Range between \$	1,750,000	&	\$1,850,000

Median sale price

Median price	\$1,061,000	Pro	perty Type	louse		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

Add	dress of comparable property	Price	Date of sale
1	29 Danita Dr NORTH WARRANDYTE 3113	\$1,950,000	11/09/2025
2	2 Wild Cherry Dr ELTHAM 3095	\$2,000,000	27/06/2025
3	15 Shorts Rd RESEARCH 3095	\$1,925,000	21/03/2025

OR

В* 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:	15/10/2025 11:54













Property Type: House Land Size: 12257 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 **Median House Price** September quarter 2025: \$1,061,000

Comparable Properties



29 Danita Dr NORTH WARRANDYTE 3113 (REI)





Price: \$1,950,000 Method: Private Sale Date: 11/09/2025 Rooms: 6

Property Type: House (Res) Land Size: 12140.57 sqm approx

2 Wild Cherry Dr ELTHAM 3095 (REI/VG)









Price: \$2,000,000 Method: Private Sale

Date: 27/06/2025 Property Type: House

Land Size: 12140.58 sqm approx

Agent Comments

Agent Comments



15 Shorts Rd RESEARCH 3095 (REI/VG)





Agent Comments

Price: \$1,925,000 Method: Private Sale Date: 21/03/2025 Property Type: House

Land Size: 20418 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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