

# 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

10 Nicholson Close, Research Vic 3095

### Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

### 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 | 1 Paltara Ct ELTHAM 3095       | \$1,135,000 | 15/04/2025   |
| 2 | 471 Reynolds Rd ELTHAM 3095    | \$1,150,000 | 05/04/2025   |
| 3 | 53 Kalbar Rd ELTHAM 3095       | \$1,085,000 | 03/12/2024   |

**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:

07/05/2025 13:24

10 Nicholson Close, Research Vic 3095

**Jellis  
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

Year ending March 2025: \$1,608,500



 4  1  4

**Property Type:** House (Res)

**Land Size:** 894 sqm approx

**Agent Comments**

## Comparable Properties



**1 Paltara Ct ELTHAM 3095 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,135,000

**Method:** Private Sale

**Date:** 15/04/2025

**Property Type:** House

**Land Size:** 843 sqm approx



**471 Reynolds Rd ELTHAM 3095 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 05/04/2025

**Property Type:** House

**Land Size:** 749 sqm approx



**53 Kalbar Rd ELTHAM 3095 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,085,000

**Method:** Sold Before Auction

**Date:** 03/12/2024

**Property Type:** House (Res)

**Land Size:** 1084 sqm approx

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



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