Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	90 Bells Hill 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	\$4,000,000	&	\$4,400,000
Range between	\$4,000,000	&	\$4,400,000

Median sale price

Median price	\$1,685,000	Pro	perty Type H	louse		Suburb	Research
Period - From	01/01/2025	to	31/03/2025	S	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	200 Eltham-yarra Glen Rd KANGAROO GROUND 3097	\$5,500,000	04/03/2024
2	25 Bells Hill Rd RESEARCH 3095	\$4,825,000	11/10/2024
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:	28/05/2025 11:26



Date of sale







Property Type: House **Land Size:** 45059 sqm approx

Agent Comments

Indicative Selling Price \$4,000,000 - \$4,400,000 Median House Price March quarter 2025: \$1,685,000

Comparable Properties

200 Eltham-yarra Glen Rd KANGAROO GROUND 3097

(REI)

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Price: \$5,500,000

Method:

Date: 04/03/2024 Property Type: House Agent Comments

25 Bells Hill Rd RESEARCH 3095 (REI/VG)











Agent Comments

Price: \$4,825,000 **Method:** Private Sale **Date:** 11/10/2024

Property Type: House (Res) Land Size: 20620 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 - Barry Plant | P: (03) 9431 1243





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