#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$1,538,000

#### Property offered for sale

ad, Research Vic 3095

#### Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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#### Median sale price

Median price	\$1,300,000	Pro	perty 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 7 Caltowie Ct RESEARCH 3095 \$1,500,000 05/04/2025 2 82 Kalbar Rd ELTHAM 3095 \$1,600,000 24/03/2025

#### OR

3

3 Fiona Ct ELTHAM 3095

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:	09/07/2025 14:26



18/03/2025











Property Type: House Land Size: 655 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price** June guarter 2025: \$1,300,000

### Comparable Properties



7 Caltowie Ct RESEARCH 3095 (REI)



Price: \$1,500,000 Method: Private Sale Date: 05/04/2025 Property Type: House Land Size: 898 sqm approx **Agent Comments** 



82 Kalbar Rd ELTHAM 3095 (REI)





Price: \$1,600,000 Method: Private Sale Date: 24/03/2025

Property Type: House (Res) Land Size: 1450 sqm approx Agent Comments



3 Fiona Ct ELTHAM 3095 (REI)





Price: \$1,538,000 Method: Private Sale Date: 18/03/2025

Property Type: House (Res) Land Size: 1037 sqm approx **Agent Comments** 

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