

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

11 Valley Road, 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

Median sale price

Median price \$1,300,000

Property 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
3	3 Fiona Ct ELTHAM 3095	\$1,538,000	18/03/2025

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:

09/07/2025 14:26



 4  2  2

Property Type: House
Land Size: 655 sqm approx
Agent Comments

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

Comparable Properties



7 Caltowie Ct RESEARCH 3095 (REI)

Agent Comments

 5  3  2

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



82 Kalbar Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,600,000
Method: Private Sale
Date: 24/03/2025
Property Type: House (Res)
Land Size: 1450 sqm approx



3 Fiona Ct ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,538,000
Method: Private Sale
Date: 18/03/2025
Property Type: House (Res)
Land Size: 1037 sqm approx

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