

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

16 Research-Warrandyte Road, Research Vic 3095

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,445,000 Property Type House Suburb Research

Period - From 30/06/2024 to 29/06/2025 Source Property Data

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	467 Reynolds Rd ELTHAM 3095	\$1,091,000	08/03/2025
2	6 Crofton Ct ELTHAM 3095	\$1,100,000	11/02/2025
3	1/13 Finnigan St RESEARCH 3095	\$1,090,000	20/01/2025

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: 30/06/2025 12:38



Property Type: House (Res)

Land Size: 877 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

30/06/2024 - 29/06/2025: \$1,445,000

Comparable Properties



467 Reynolds Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,091,000

Method: Auction Sale

Date: 08/03/2025

Property Type: House (Res)

Land Size: 780 sqm approx



6 Crofton Ct ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 11/02/2025

Property Type: House

Land Size: 797 sqm approx

1/13 Finnigan St RESEARCH 3095 (REI/VG)

Agent Comments



Price: \$1,090,000

Method: Private Sale

Date: 20/01/2025

Rooms: 6

Property Type: House (Res)

Land Size: 578 sqm approx

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