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	6 Research-Warrandyte Road, Research Vic 3095
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Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,445,000	Pro	perty 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

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



Date of sale



Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 30/06/2024 - 29/06/2025: \$1,445,000



Property Type: House (Res) Land Size: 877 sgm approx

Agent Comments

Comparable Properties



467 Reynolds Rd ELTHAM 3095 (REI/VG)

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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)

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Price: \$1,100,000 Method: Private Sale Date: 11/02/2025 Property Type: House Land Size: 797 sqm approx

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Agent Comments

Agent Comments

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

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Price: \$1,090,000 Method: Private Sale

Date: 20/01/2025 Rooms: 6

Property Type: House (Res) Land Size: 578 sqm approx

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





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