

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

1/14 Research-Warrandyte Road, Research Vic 3095

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Research

Period - From 01/04/2025 to 31/03/2026 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	4/1443 Main Rd ELTHAM 3095	\$950,000	26/05/2026
2	13 Kanandah Ct RESEARCH 3095	\$975,000	21/05/2026
3	42 Valonia Dr ELTHAM 3095	\$1,055,000	14/03/2026

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:

02/07/2026 10:08

Aaron Yeats

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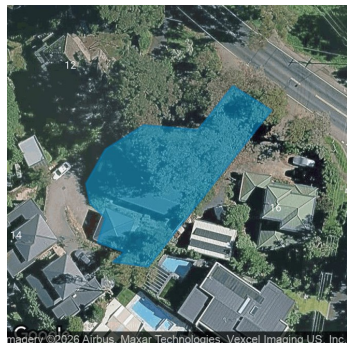
aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

Year ending March 2026: \$1,600,000



 3  2  2

Rooms: 5

Property Type: House

Land Size: 797 sqm approx

Agent Comments

Comparable Properties



4/1443 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 26/05/2026

Property Type: Townhouse (Res)



13 Kanandah Ct RESEARCH 3095 (REI)

Agent Comments

 4  1  2

Price: \$975,000

Method: Private Sale

Date: 21/05/2026

Property Type: House

Land Size: 793 sqm approx



42 Valonia Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,055,000

Method: Private Sale

Date: 14/03/2026

Property Type: House

Land Size: 815 sqm approx

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