

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 Talwong Court, Research Vic 3095

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,685,000

Property Type House

Suburb Research

Period - From 01/01/2025

to

31/03/2025

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	82 Kalbar Rd ELTHAM 3095	\$1,600,000	24/03/2025
2	79 Zig Zag Rd ELTHAM 3095	\$1,530,000	29/11/2024
3	22 Echidna Rd ELTHAM 3095	\$1,520,000	22/11/2024

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:

12/05/2025 14:46



Property Type: House

Land Size: 2096 sqm approx

Agent Comments

Comparable Properties



82 Kalbar Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$1,600,000

Method: Private Sale

Date: 24/03/2025

Property Type: House (Res)

Land Size: 1450 sqm approx



79 Zig Zag Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,530,000

Method: Private Sale

Date: 29/11/2024

Property Type: House

Land Size: 2450 sqm approx



22 Echidna Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,520,000

Method: Private Sale

Date: 22/11/2024

Property Type: Unit

Land Size: 1880 sqm approx