# 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	Pro	perty 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





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**Indicative Selling Price** \$1,550,000 - \$1,650,000 **Median House Price** March quarter 2025: \$1,685,000

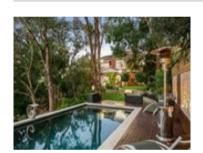




Property Type: House Land Size: 2096 sqm approx

**Agent Comments** 

# Comparable Properties



82 Kalbar Rd ELTHAM 3095 (REI)

Price: \$1,600,000

Method: Private Sale Date: 24/03/2025

Property Type: House (Res) Land Size: 1450 sqm approx **Agent Comments** 



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)

Price: \$1,520,000 Method: Private Sale Date: 22/11/2024 Property Type: Unit

Land Size: 1880 sqm approx

**Agent Comments** 



