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	1/1581 Main Road, Research Vic 3095

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $793,000 Property Type Unit Suburb Research

Period - From 28/04/2025 to 27/04/2026 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	2/6 Parsons Rd ELTHAM 3095	$1,222,750	25/03/2026
2			
3			

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: 28/04/2026 10:53

1/1581 Main Road, Research Vic 3095

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Property Type:
Agent Comments

Indicative Selling Price
$1,150,000
Median Unit Price
28/04/2025 - 27/04/2026: $793,000

Comparable Properties



2/6 Parsons Rd ELTHAM 3095 (REI)

3 2 2

Price: $1,222,750
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 544 sqm approx

Agent Comments

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.

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