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 $890,000 & $960,000

Median sale price

Median price $1,325,000 Property Type House Suburb Research

Period - From 01/04/2026 to 30/06/2026 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	1/3 Carmen Cl ELTHAM 3095	$930,000	01/07/2026
2	4/1443 Main Rd ELTHAM 3095	$950,000	26/05/2026
3	4/2 Parsons Rd ELTHAM 3095	$885,000	24/04/2026

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: 13/07/2026 15:12

1/14 Research-Warrandyte Road, Research Vic 3095

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



3 2 2

Rooms: 5
Property Type: House
Land Size: 769 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $960,000
Median House Price
June quarter 2026: $1,325,000

Comparable Properties



1/3 Carmen Cl ELTHAM 3095 (REI)

3 2 2

Price: $930,000
Method: Sold Before Auction
Date: 01/07/2026
Property Type: Unit
Land Size: 321 sqm approx

Agent Comments



4/1443 Main Rd ELTHAM 3095 (REI)

3 2 2

Price: $950,000
Method: Private Sale
Date: 26/05/2026
Property Type: Townhouse (Res)

Agent Comments



4/2 Parsons Rd ELTHAM 3095 (REI/VG)

3 3 2

Price: $885,000
Method: Private Sale
Date: 24/04/2026
Rooms: 5
Property Type: Unit
Land Size: 269 sqm approx

Agent Comments

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