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	40 Margaret Street, Research Vic 3095

Indicative selling price

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

Range between $1,800,000 & $1,950,000

Median sale price

Median price $1,608,500 Property Type House Suburb Research

Period - From 01/04/2024 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	17 Brinkkotter Rd RESEARCH 3095	$1,803,000	13/03/2025
2	10 Eva St RESEARCH 3095	$2,000,000	20/11/2024
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: 23/04/2025 16:20

40 Margaret Street, Research Vic 3095



5 4 4

Property Type: House
Land Size: 5805 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,950,000
Median House Price
Year ending March 2025: $1,608,500

Comparable Properties



17 Brinkkotter Rd RESEARCH 3095 (REI)

4 2 3

Price: $1,803,000
Method: Private Sale
Date: 13/03/2025
Property Type: House (Res)
Land Size: 4695 sqm approx

Agent Comments



10 Eva St RESEARCH 3095 (REI/VG)

4 3 2

Price: $2,000,000
Method: Private Sale
Date: 20/11/2024
Property Type: House
Land Size: 4046.86 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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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