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	16 Research-Warrandyte Road, Research Vic 3095

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $1,450,000 Property Type House Suburb Research

Period - From 01/07/2024 to 30/06/2025 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	5 Keswick Rise ELTHAM 3095	$1,025,000	10/06/2025
2	10 Paltara Ct ELTHAM 3095	$1,065,000	30/04/2025
3	467 Reynolds Rd ELTHAM 3095	$1,091,000	08/03/2025

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: 06/08/2025 08:47

16 Research-Warrandyte Road, Research Vic 3095

JellisCraig

Chris Chapman
0421 736 592
chrischapman@jelliscraig.com.au



4 3 5

Property Type: House
Land Size: 881 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median House Price
Year ending June 2025: $1,450,000

Comparable Properties



5 Keswick Rise ELTHAM 3095 (REI/VG)

4 3 2

Price: $1,025,000
Method: Private Sale
Date: 10/06/2025
Property Type: House
Land Size: 870 sqm approx

Agent Comments



10 Paltara Ct ELTHAM 3095 (REI/VG)

4 2 2

Price: $1,065,000
Method: Private Sale
Date: 30/04/2025
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments



467 Reynolds Rd ELTHAM 3095 (REI/VG)

5 2 2

Price: $1,091,000
Method: Auction Sale
Date: 08/03/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

REIV THE DIFFERENCE

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