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	71 Thompson Crescent, Research Vic 3095

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	39 Maroong Dr RESEARCH 3095	$1,350,000	30/04/2025
2	115 Thompson Cr RESEARCH 3095	$1,420,000	27/03/2025
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: 02/09/2025 13:48

71 Thompson Crescent, Research Vic 3095

JellisCraig

Pina Kara
9431 1222
0415 911 437
pinakara@jelliscraig.com.au



4 2 2

Property Type: House (Res)
Land Size: 3082 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending June 2025: $1,450,000

Comparable Properties



39 Maroong Dr RESEARCH 3095 (REI)

4 2 2

Price: $1,350,000
Method: Private Sale
Date: 30/04/2025
Property Type: House (Res)
Land Size: 1949 sqm approx

Agent Comments



115 Thompson Cr RESEARCH 3095 (REI/VG)

5 3 4

Price: $1,420,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 2414 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.

REIV THE DIFFERENCE

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