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	5/1573 Main Road, Research Vic 3095

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $1,300,000 Property Type House Suburb Research

Period - From 01/04/2025 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	3/10 Ingrams Rd RESEARCH 3095	$730,000	26/04/2025
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: 15/09/2025 13:46

5/1573 Main Road, Research Vic 3095

JellisCraig

Matt Dougan
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3 1 2

Property Type: Unit
Land Size: 385 sqm approx

Agent Comments

Double auto lock-up garage

Indicative Selling Price
$700,000 - $750,000
Median House Price
June quarter 2025: $1,300,000

Comparable Properties



3/10 Ingrams Rd RESEARCH 3095 (REI/VG)

3 1 1

Price: $730,000
Method: Private Sale
Date: 26/04/2025
Property Type: Unit
Land Size: 235 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 | propertydata.com.au

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