

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 Talwong Court, Research Vic 3095

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,600,000

Property Type House

Suburb Research

Period - From 19/03/2025

to 18/03/2026

Source Property Data

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	59 Maroong Dr RESEARCH 3095	\$1,610,000	16/02/2026
2	6 Cameron Ct ELTHAM 3095	\$1,560,000	10/12/2025
3	23 Maroong Dr RESEARCH 3095	\$1,400,000	29/10/2025

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:

19/03/2026 09:25

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 3  2  2

Rooms: 7

Property Type: House

Land Size: 1519 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

19/03/2025 - 18/03/2026: \$1,600,000

Comparable Properties

59 Maroong Dr RESEARCH 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,610,000

Method: Private Sale

Date: 16/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 1386 sqm approx



6 Cameron Ct ELTHAM 3095 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,560,000

Method: Private Sale

Date: 10/12/2025

Property Type: House (Res)

Land Size: 1166 sqm approx

23 Maroong Dr RESEARCH 3095 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,400,000

Method: Private Sale

Date: 29/10/2025

Rooms: 8

Property Type: House (Res)

Land Size: 1604 sqm approx

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