

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

13 Kanandah Court, Research Vic 3095

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,460,000 Property Type House Suburb Research

Period - From 01/01/2025 to 31/12/2025 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	19 Piper Cr ELTHAM 3095	\$1,060,000	18/02/2026
2	65 Milborne Cr ELTHAM 3095	\$1,100,000	30/01/2026
3	15 Valley Rd RESEARCH 3095	\$1,035,000	16/12/2025

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:

26/03/2026 11:02

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jellisrcraig.com.au



4 1 2

Rooms: 6
Property Type: House
Land Size: 793 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2025: \$1,460,000

Comparable Properties



19 Piper Cr ELTHAM 3095 (REI)

[Agent Comments](#)

5 3 4

Price: \$1,060,000
Method: Private Sale
Date: 18/02/2026
Property Type: House
Land Size: 1070 sqm approx



65 Milborne Cr ELTHAM 3095 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 30/01/2026
Property Type: House (Res)
Land Size: 839 sqm approx



15 Valley Rd RESEARCH 3095 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,035,000
Method: Private Sale
Date: 16/12/2025
Rooms: 4
Property Type: House (Res)
Land Size: 740 sqm approx

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