

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

33 Maroong Drive, Research Vic 3095

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Research

Period - From 01/04/2025 to 31/03/2026 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	45 Shalbury Av ELTHAM 3095	\$1,300,000	17/02/2026
2	59 Maroong Dr RESEARCH 3095	\$1,610,000	16/02/2026
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:

22/04/2026 13:13



 4  3  2

Property Type: House
Land Size: 1621 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,280,000 - \$1,380,000
Median House Price
 Year ending March 2026: \$1,600,000

Comparable Properties



45 Shalbury Av ELTHAM 3095 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,300,000
Method: Private Sale
Date: 17/02/2026
Property Type: House
Land Size: 969 sqm approx

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

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

Account - Barry Plant | P: (03) 9431 1243