

# 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

1514 Main Road, Research Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb Research

Period - From 01/10/2025 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	15 Valley Rd RESEARCH 3095	\$1,035,000	16/12/2025
2	12 Research Warrandyte Rd RESEARCH 3095	\$1,061,000	18/09/2025
3	1/49 Beard St ELTHAM 3095	\$957,000	15/09/2025

**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:

11/02/2026 15:37

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**Indicative Selling Price**

\$960,000 - \$1,050,000

**Median House Price**

December quarter 2025: \$1,500,000



3 1 2

**Property Type:** House

**Land Size:** 1007 sqm approx

**Agent Comments**

Plus Study

## Comparable Properties



**15 Valley Rd RESEARCH 3095 (REI)**

[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



**12 Research Warrandyte Rd RESEARCH 3095 (REI/VG)**

[Agent Comments](#)

3 1 2

**Price:** \$1,061,000

**Method:** Private Sale

**Date:** 18/09/2025

**Property Type:** House (Res)

**Land Size:** 1091 sqm approx



**1/49 Beard St ELTHAM 3095 (REI/VG)**

[Agent Comments](#)

3 1 3

**Price:** \$957,000

**Method:** Private Sale

**Date:** 15/09/2025

**Property Type:** House (Res)

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