

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

22 Brenda Road, Research Vic 3095

Indicative selling price

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

Range between \$2,650,000 & \$2,850,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Research

Period - From 26/02/2025 to 25/02/2026 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	61 Ingrams Rd RESEARCH 3095	\$2,950,000	18/01/2026
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.

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Indicative Selling Price

\$2,650,000 - \$2,850,000

Median House Price

26/02/2025 - 25/02/2026: \$1,550,000



4 3 2

Property Type: House

Land Size: 4426 sqm approx

Agent Comments

Comparable Properties

61 Ingrams Rd RESEARCH 3095 (REI)

Agent Comments

- - -

Price: \$2,950,000

Method:

Date: 18/01/2026

Property Type: House

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.