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	90 Bells Hill Road, Research Vic 3095

Indicative selling price

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

Range between $4,000,000 & $4,400,000

Median sale price

Median price $1,685,000 Property Type House Suburb Research

Period - From 01/01/2025 to 31/03/2025 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	200 Eltham-yarra Glen Rd KANGAROO GROUND 3097	$5,500,000	04/03/2024
2	25 Bells Hill Rd RESEARCH 3095	$4,825,000	11/10/2024
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.

This Statement of Information was prepared on: 28/05/2025 11:26

90 Bells Hill Road, Research Vic 3095



6 4 10

Property Type: House
Land Size: 45059 sqm approx

Agent Comments

Indicative Selling Price
$4,000,000 - $4,400,000
Median House Price
March quarter 2025: $1,685,000

Comparable Properties

200 Eltham-yarra Glen Rd KANGAROO GROUND 3097 (REI)

4 3 2

Agent Comments

Price: $5,500,000
Method:
Date: 04/03/2024
Property Type: House



25 Bells Hill Rd RESEARCH 3095 (REI/VG)

4 2 3

Agent Comments

Price: $4,825,000
Method: Private Sale
Date: 11/10/2024
Property Type: House (Res)
Land Size: 20620 sqm approx

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.

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

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