

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 65 Thompson Crescent, Research Vic 3095

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,761,000 Property Type House Suburb Research

Period - From 01/01/2026 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	32 Brinkkotter Rd RESEARCH 3095	\$1,122,000	04/10/2025
2	71 Thompson Cr RESEARCH 3095	\$1,386,000	01/10/2025
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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Property Type: House
Land Size: 4902 sqm approx
Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 March quarter 2026: \$1,761,000

Comparable Properties

32 Brinkkoter Rd RESEARCH 3095 (REI)

Agent Comments

5 2 2

Price: \$1,122,000
Method:
Date: 04/10/2025
Property Type: House



71 Thompson Cr RESEARCH 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,386,000
Method: Private Sale
Date: 01/10/2025
Property Type: House
Land Size: 3082 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.

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