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	16 Woodhill Close, Research Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,200,000	&	\$2,350,000
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Median sale price

Median price	\$1,410,000	Pro	perty Type	House		Suburb	Research
Period - From	17/10/2024	to	16/10/2025		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	25 Diosma Rd ELTHAM 3095	\$1,845,000	28/06/2025
2	3 Beddoe St RESEARCH 3095	\$2,200,000	31/05/2025
3	3 Cudgee Ct RESEARCH 3095	\$2,010,000	22/05/2025

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:	17/10/2025 13:55

