

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

13 Kanandah Court, Research Vic 3095

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Research

Period - From 28/04/2025 to 27/04/2026 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	8 Valley Rd RESEARCH 3095	\$900,000	09/04/2026
2	3/22 Nicholson CI RESEARCH 3095	\$960,000	06/04/2026
3	15 Valley Rd RESEARCH 3095	\$1,035,000	16/12/2025

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: 28/04/2026 16:33

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 4  1  2

Rooms: 6

Property Type: House

Land Size: 793 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

28/04/2025 - 27/04/2026: \$1,600,000

Comparable Properties

8 Valley Rd RESEARCH 3095 (REI)

Agent Comments

 3  1  -

Price: \$900,000

Method: Private Sale

Date: 09/04/2026

Rooms: 5

Property Type: House (Res)

Land Size: 1170 sqm approx



3/22 Nicholson CI RESEARCH 3095 (REI)

Agent Comments

 3  2  2

Price: \$960,000

Method: Private Sale

Date: 06/04/2026

Rooms: 4

Property Type: House (Res)

Land Size: 359 sqm approx



15 Valley Rd RESEARCH 3095 (REI/VG)

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

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