

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 45 Newton Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$889,500 Property Type House Suburb Reservoir

Period - From 01/10/2024 to 31/12/2024 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	25 Southernhay St RESERVOIR 3073	\$1,070,000	19/12/2024
2	31 Ashton St RESERVOIR 3073	\$1,100,000	02/11/2024
3	18 Thackeray Rd RESERVOIR 3073	\$1,125,000	11/09/2024

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: 03/02/2025 16:24



 3
  1
  2

Property Type: House (Res)

Land Size: 762 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2024: \$889,500

Comparable Properties



25 Southernhay St RESERVOIR 3073 (REI)

Agent Comments

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  2
  4

Price: \$1,070,000

Method: Private Sale

Date: 19/12/2024

Property Type: House



31 Ashton St RESERVOIR 3073 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,100,000

Method: Private Sale

Date: 02/11/2024

Property Type: House

Land Size: 748 sqm approx



18 Thackeray Rd RESERVOIR 3073 (REI/VG)

Agent Comments

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  1
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Price: \$1,125,000

Method: Private Sale

Date: 11/09/2024

Property Type: House

Land Size: 697 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100



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