

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 38 Cuthbert Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$895,500 Property Type House Suburb Reservoir

Period - From 08/04/2024 to 07/04/2025 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	120 North Rd RESERVOIR 3073	\$1,130,000	19/03/2025
2	34 Leamington St RESERVOIR 3073	\$1,106,000	15/03/2025
3	83 Henty St RESERVOIR 3073	\$1,180,000	05/12/2024

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: 08/04/2025 18:19



 3  1  2

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 08/04/2024 - 07/04/2025: \$895,500

Comparable Properties

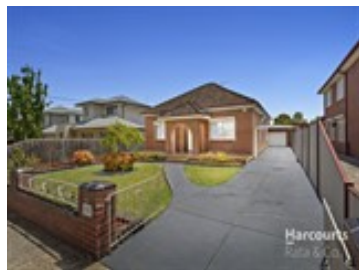


120 North Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,130,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)
Land Size: 743 sqm approx



34 Leamington St RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$1,106,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 694 sqm approx



83 Henty St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,180,000
Method: Sold Before Auction
Date: 05/12/2024
Property Type: House (Res)
Land Size: 585 sqm approx

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