

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

1/14 Fordham Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$974,250

Property Type House

Suburb Reservoir

Period - From 01/07/2025

to 30/09/2025

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	29 Marshall Dr RESERVOIR 3073	\$1,020,000	20/09/2025
2	8A Burns Gr KINGSBURY 3083	\$1,005,000	30/08/2025
3	1/45 Crookston Rd RESERVOIR 3073	\$1,050,000	06/05/2025

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:

28/10/2025 17:31



Property Type:
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median House Price
September quarter 2025: \$974,250

Comparable Properties



29 Marshall Dr RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,020,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 239 sqm approx



8A Burns Gr KINGSBURY 3083 (REI)

Agent Comments



Price: \$1,005,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 279 sqm approx



1/45 Crookston Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 391 sqm approx

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



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