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	1055 High Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$910,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	01/01/2025	to	31/03/2025		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

Address of comparable property		Price	Date of sale
1	46 Botha Av RESERVOIR 3073	\$970,000	21/06/2025
2	41 Glasgow Av RESERVOIR 3073	\$1,105,000	10/05/2025
3	76 Pallant Av RESERVOIR 3073	\$1,070,000	29/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/07/2025 13:51
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Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** March quarter 2025: \$910,000

Comparable Properties



46 Botha Av RESERVOIR 3073 (REI)

Agent Comments

Price: \$970,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res) Land Size: 907 sqm approx



41 Glasgow Av RESERVOIR 3073 (REI)

Agent Comments

Price: \$1,105,000 Method: Auction Sale Date: 10/05/2025 Property Type: House Land Size: 824 sqm approx



76 Pallant Av RESERVOIR 3073 (REI/VG)

Price: \$1,070,000

Date: 29/03/2025 Rooms: 9

Method: Auction Sale

Property Type: House (Res) Land Size: 932 sqm approx

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





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Agent Comments