## 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 130 Leamington 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 \$1,390,000 \$1,490,000 &

#### 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

Add	dress of comparable property	Price	Date of sale
1	8 Crawley St RESERVOIR 3073	\$1,431,000	14/11/2025
2	15 Locksley Av RESERVOIR 3073	\$1,450,000	27/10/2025
3	16 Cameron St RESERVOIR 3073	\$1,490,000	13/09/2025

#### 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:	27/11/2025 13:54









Property Type: House Land Size: 557 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,390,000 - \$1,490,000 **Median House Price** September quarter 2025: \$974,250

## Comparable Properties



8 Crawley St RESERVOIR 3073 (REI)

Price: \$1,431,000

Method: Sold Before Auction

Date: 14/11/2025

Property Type: House (Res)

**Agent Comments** 



15 Locksley Av RESERVOIR 3073 (REI)

**Agent Comments** 

Price: \$1,450,000 Method: Private Sale Date: 27/10/2025 Property Type: House Land Size: 531 sqm approx

16 Cameron St RESERVOIR 3073 (REI/VG)

Date: 13/09/2025



Price: \$1,490,000 Method: Auction Sale

Property Type: House (Res) Land Size: 612 sqm approx **Agent Comments** 

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