

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

149 Spring Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$910,000

Property 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	Price	Date of sale
1	10 Luke St RESERVOIR 3073	\$933,000	31/05/2025
2	2 Taylor Av RESERVOIR 3073	\$900,000	08/05/2025
3	50 Kia Ora Rd RESERVOIR 3073	\$927,500	26/04/2025

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:

23/06/2025 09:56



 3  1  1

Property Type: House (Res)

Land Size: 500 sqm approx

Agent Comments

Indicative Selling Price

\$890,000 - \$960,000

Median House Price

March quarter 2025: \$910,000

Comparable Properties



10 Luke St RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$933,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)



2 Taylor Av RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$900,000

Method: Private Sale

Date: 08/05/2025

Property Type: House

Land Size: 538 sqm approx



50 Kia Ora Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  4

Price: \$927,500

Method: Auction Sale

Date: 26/04/2025

Rooms: 6

Property Type: House (Res)

Land Size: 519 sqm approx

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