

# 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

16 Broadhurst Avenue, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$935,000

### 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	41 Hughes Pde RESERVOIR 3073	\$935,000	21/06/2025
2	37 Epstein St RESERVOIR 3073	\$927,000	14/06/2025
3	162 Broadhurst Av RESERVOIR 3073	\$900,000	25/05/2025

**OR**

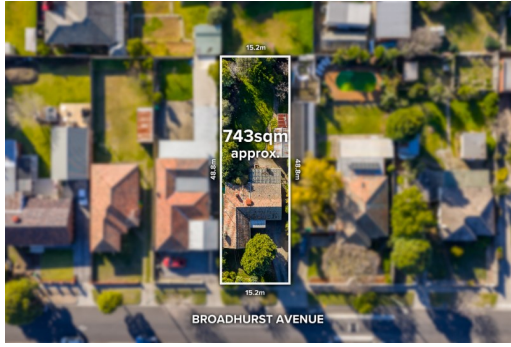
~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/06/2025 16:12

16 Broadhurst Avenue, Reservoir Vic 3073

Edison Kong  
0435 841 615  
edisonkong@mcgrath.com.au



3 bedrooms 1 bathroom 1 car

**Property Type:** House (Res)  
**Land Size:** 700 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$935,000  
**Median House Price**  
March quarter 2025: \$910,000

## Comparable Properties



**41 Hughes Pde RESERVOIR 3073 (REI)**

**Agent Comments**

3 bedrooms 1 bathroom 2 cars

**Price:** \$935,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**37 Epstein St RESERVOIR 3073 (REI)**

**Agent Comments**

3 bedrooms 1 bathroom 1 car

**Price:** \$927,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** House (Res)  
**Land Size:** 516 sqm approx



**162 Broadhurst Av RESERVOIR 3073 (REI)**

**Agent Comments**

3 bedrooms 1 bathroom 4 cars

**Price:** \$900,000  
**Method:** Sold Before Auction  
**Date:** 25/05/2025  
**Property Type:** House (Res)  
**Land Size:** 812 sqm approx

**Account - McGrath Doncaster** | P: 03 8822 6188



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