

## 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

161 BROADWAY RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Reservoir

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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 6 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 33 TAMBO AVENUE RESERVOIR VIC 3073  | \$1,215,000 | 19-Sep-25 |
| 4 LINDSAY STREET RESERVOIR VIC 3073 | \$1,130,000 | 25-Oct-25 |
| 38 CUTHBERT ROAD RESERVOIR VIC 3073 | \$1,065,000 | 08-Jul-25 |

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 6 months.~~

This Statement of Information was prepared on: 02 December 2025

# AREA SPECIALIST

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## 33 TAMBO AVENUE RESERVOIR VIC 3073

 3  1  2

Sold Price **\$1,215,000** Sold Date **19-Sep-25**

Distance **0.27km**



## 4 LINDSAY STREET RESERVOIR VIC 3073

 3  1  2

Sold Price <sup>RS</sup> **\$1,130,000** Sold Date **25-Oct-25**

Distance **0.35km**



## 38 CUTHBERT ROAD RESERVOIR VIC 3073

 2  1  2

Sold Price **\$1,065,000** Sold Date **08-Jul-25**

Distance **0.54km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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