Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	
postodae	

Indicative selling price

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

Median sale price

Median price	\$922,500	Pro	perty Type	House		Suburb	Reservoir
Period - From	27/10/2024	to	26/10/2025		Source	Property	/ Data

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

1	3 Beenak St RESERVOIR 3073	\$870,000	04/10/2025
2	95 St Vigeons Rd RESERVOIR 3073	\$850,000	16/07/2025
3	138 Purinuan Rd RESERVOIR 3073	\$850,000	01/07/2025

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:	27/10/2025 15:53



Date of sale





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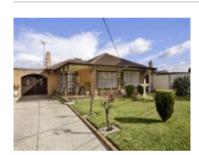
Rooms: 6

Property Type: house **Land Size:** 745 sqm approx

Agent Comments

Indicative Selling Price \$840,000 - \$870,000 Median House Price 27/10/2024 - 26/10/2025: \$922,500

Comparable Properties



3 Beenak St RESERVOIR 3073 (REI)

3

1

a 3

Price: \$870,000 Method: Auction Sale Date: 04/10/2025

Property Type: House (Res)

Agent Comments

95 St Vigeons Rd RESERVOIR 3073 (VG)

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a.

Agent Comments

Agent Comments

Price: \$850,000 Method: Sale Date: 16/07/2025

Property Type: House (Previously Occupied - Detached)

Land Size: 820 sqm approx

138 Purinuan Rd RESERVOIR 3073 (VG)

-

3

Date: 01/07/2025

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Price: \$850,000 Method: Sale

Property Type: House (Previously Occupied - Detached)

Land Size: 691 sqm approx

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





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