

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

20 Mcfadzean Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price \$1,750,000

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	Price	Date of sale
1	7 Mccasker Av RESERVOIR 3073	\$1,655,000	21/08/2025
2	75 McFadzean Av RESERVOIR 3073	\$1,800,000	05/08/2025
3	7 Bartrop St RESERVOIR 3073	\$1,900,000	18/04/2025

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:

17/10/2025 16:04



Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000
Median House Price
September quarter 2025: \$974,250

These are all 4-5 bedroom homes on similar size land componenet.

Comparable Properties



7 Mccasker Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,655,000
Method: Sold Before Auction
Date: 21/08/2025
Property Type: House (Res)
Land Size: 873 sqm approx



75 McFadzean Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 831 sqm approx



7 Bartrop St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 18/04/2025
Property Type: House (Res)
Land Size: 943 sqm approx

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