

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

26 Kerang Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$630,000 & \$680,000

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 five kilometres of the property for sale in the last 18 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	3/141 Broadway RESERVOIR 3073	\$680,000	11/10/2025
2	2/15 Evans Cr RESERVOIR 3073	\$620,000	27/09/2025
3	1/146 St Vigeons Rd RESERVOIR 3073	\$605,000	28/06/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/10/2025 16:35



2 1 1

Property Type: House
Land Size: 238 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$680,000
Median House Price
September quarter 2025: \$974,250

Comparable Properties



3/141 Broadway RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$680,000
Method: Sold Before Auction
Date: 11/10/2025
Property Type: Unit

2/15 Evans Cr RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$620,000
Method: Auction Sale
Date: 27/09/2025
Property Type: Unit



1/146 St Vigeons Rd RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000
Method: Private Sale
Date: 28/06/2025
Rooms: 4
Property Type: Unit
Land Size: 222 sqm approx