

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

28 Henty Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$900,000

&

\$950,000

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	12 Arbor Av RESERVOIR 3073	\$980,000	22/08/2025
2	666 Gilbert Rd RESERVOIR 3073	\$918,500	22/07/2025
3	4 Locksley Av RESERVOIR 3073	\$972,000	08/07/2025

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 14:05



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
September quarter 2025: \$974,250

Comparable Properties



12 Arbor Av RESERVOIR 3073 (REI) **Agent Comments**



Price: \$980,000
Method: Private Sale
Date: 22/08/2025
Property Type: House (Res)



666 Gilbert Rd RESERVOIR 3073 (VG) **Agent Comments**



Price: \$918,500
Method: Sale
Date: 22/07/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 615 sqm approx



4 Locksley Av RESERVOIR 3073 (REI/VG) **Agent Comments**



Price: \$972,000
Method: Sold Before Auction
Date: 08/07/2025
Property Type: House (Res)
Land Size: 513 sqm approx

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