#### 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	28 Henty Street, Reservoir Vic 3073
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$900,000 & \$950,000	Range between	\$900,000	&	\$950,000
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#### Median sale price

Median price	\$974,250	Pro	perty 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

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



Date of sale







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

# Comparable Properties



12 Arbor Av RESERVOIR 3073 (REI)

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Price: \$980,000 Method: Private Sale Date: 22/08/2025

Property Type: House (Res)

**Agent Comments** 



666 Gilbert Rd RESERVOIR 3073 (VG)

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**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)

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Price: \$972,000

Method: Sold Before Auction

Date: 08/07/2025

**Property Type:** House (Res) **Land Size:** 513 sqm approx

Agent Comments

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





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