

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	33 Botha Avenue, Reservoir, VIC 3073
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Indicative selling price

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

Range between	\$990,000 & \$1,09,000
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Median sale price

Median price	\$1,055,000	Property Type	4-Bed House	Suburb	Reservoir
Period - From	July-2025	to	June-2026	Source	realestate.com.au

Comparable property sales

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	63 Botha Avenue, Reservoir, Vic 3073	\$1,055,000	20-Jun-2026
2	5 Pratt Street, Reservoir, Vic 3073	\$1,070,000	27-Apr-2026
3			

This statement of information was prepared on 11-May-2026 at 2:37:07 PM AEST