

# 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

34 Massey Avenue, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$880,000

### Median sale price

Median price

\$910,000

Property Type

House

Suburb

Reservoir

Period - From

01/01/2025

to

31/03/2025

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	34 Ludeman Ct RESERVOIR 3073	\$878,500	28/06/2025
2	5 Ludeman Ct RESERVOIR 3073	\$835,000	28/06/2025
3	10 Rosenthal Cr RESERVOIR 3073	\$888,000	24/05/2025

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:

30/06/2025 10:42



 3    1    4

**Property Type:** House (Res)  
**Land Size:** 836 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000  
**Median House Price**  
March quarter 2025: \$910,000

## Comparable Properties

34 Ludeman Ct RESERVOIR 3073 (REI)

**Agent Comments**

 3    1    4

**Price:** \$878,500  
**Method:** Auction Sale  
**Date:** 28/06/2025  
**Property Type:** House (Res)



5 Ludeman Ct RESERVOIR 3073 (REI)

**Agent Comments**

 3    1    1

**Price:** \$835,000  
**Method:** Auction Sale  
**Date:** 28/06/2025  
**Property Type:** House (Res)  
**Land Size:** 382 sqm approx



10 Rosenthal Cr RESERVOIR 3073 (REI)

**Agent Comments**

 3    1    4

**Price:** \$888,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 597 sqm approx

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