Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
Add Including suburb poste	oo onoada nedd, nedd oo oo oo					
Indicative selling price						
For the meaning of	this price see consumer.vic.gov.au/underquoting					
Range between	\$680,000 & \$720,000					
Median sale price						
Median price \$9	Property Type House Suburb Reservoir					
Period - From 01	1/07/2025 to 30/09/2025 Source REIV					
	Policy Control of the					

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	16 Elizabeth Ct RESERVOIR 3073	\$730,000	08/11/2025
2	47 Orrong Av RESERVOIR 3073	\$728,000	25/10/2025
3	1 Bogong Ct RESERVOIR 3073	\$731,000	18/10/2025

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:	01/12/2025 15:58









Rooms: 5

Property Type: House (Res) Land Size: 724.431 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$720,000 Median House Price September quarter 2025: \$974,250

Comparable Properties



16 Elizabeth Ct RESERVOIR 3073 (REI)

Price: \$730,000

Method: Auction Sale Date: 08/11/2025

Property Type: House (Res) Land Size: 534 sqm approx Agent Comments



47 Orrong Av RESERVOIR 3073 (REI)





Agent Comments

Price: \$728,000 Method: Auction Sale Date: 25/10/2025

Property Type: House (Res) Land Size: 375 sqm approx



1 Bogong Ct RESERVOIR 3073 (REI)

3

Agent Comments

Price: \$731,000 Method: Auction Sale Date: 18/10/2025 Rooms: 5

Property Type: House (Res) Land Size: 435 sqm approx

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





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