

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

39 Dredge Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$977,750

Property Type House

Suburb Reservoir

Period - From 01/07/2025

to

30/06/2026

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	88 Glasgow Av RESERVOIR 3073	\$1,055,000	22/07/2026
2	160 Broadhurst Av RESERVOIR 3073	\$1,009,000	12/09/2026
3	63 Botha Av RESERVOIR 3073	\$1,055,000	20/06/2026

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:

23/09/2026 14:45



3 1 3

Property Type:
Divorce/Estate/Family Transfers
Land Size: 847 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending June 2026: \$977,750

Comparable Properties

88 Glasgow Av RESERVOIR 3073 (REI)

Agent Comments

3 1 4

Price: \$1,055,000
Method:
Date: 22/07/2026
Property Type: House

160 Broadhurst Av RESERVOIR 3073 (REI)

Agent Comments

3 1 6

Price: \$1,009,000
Method: Auction Sale
Date: 12/09/2026
Property Type: House (Res)
Land Size: 810 sqm approx



63 Botha Av RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$1,055,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 904 sqm approx