### 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	3b Clark 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 \$1,250,000 & \$1,290,000	Range between	\$1,250,000	&	\$1,290,000
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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

Add	dress of comparable property	Price	Date of sale
1	161a Henty St RESERVOIR 3073	\$1,260,000	11/07/2025
2	12b Landy St RESERVOIR 3073	\$1,520,000	05/07/2025
3	14B Wilkinson St RESERVOIR 3073	\$1,640,000	24/04/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/10/2025 12:47













**Property Type: Agent Comments** 

**Indicative Selling Price** \$1,250,000 - \$1,290,000 **Median House Price** September quarter 2025: \$974,250

## Comparable Properties



161a Henty St RESERVOIR 3073 (REI/VG)





**Agent Comments** 

Price: \$1,260,000 Method: Private Sale Date: 11/07/2025 Property Type: House

Land Size: 557 sqm approx

12b Landy St RESERVOIR 3073 (REI/VG)





**Agent Comments** 

Price: \$1,520,000 Method: Private Sale Date: 05/07/2025

Property Type: House (Res) Land Size: 285 sqm approx



14B Wilkinson St RESERVOIR 3073 (REI/VG)





**Agent Comments** 

Price: \$1,640,000 Method: Private Sale Date: 24/04/2025 Property Type: House

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





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