

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

4 Fyfe Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$875,000

Median sale price

Median price

\$915,000

Property Type

House

Suburb

Reservoir

Period - From

01/04/2025

to

30/06/2025

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	60 Oconnor St RESERVOIR 3073	\$850,000	11/09/2025
2	95 St Vigeons Rd RESERVOIR 3073	\$850,000	16/07/2025
3	6 Borrie St RESERVOIR 3073	\$867,500	05/04/2025

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:

24/09/2025 19:01



 3  1  1

Rooms: 6
Property Type: House (Res)
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
\$875,000
Median House Price
June quarter 2025: \$915,000

Comparable Properties

60 Oconnor St RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$850,000
Method: Sold Before Auction
Date: 11/09/2025
Rooms: 5
Property Type: House (Res)

95 St Vigeons Rd RESERVOIR 3073 (VG)

Agent Comments

 3  -  -

Price: \$850,000
Method: Sale
Date: 16/07/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 820 sqm approx



6 Borrie St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$867,500
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 752 sqm approx

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