

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

53 Glasgow Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between

\$800,000

&

\$850,000

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	10 Rosenthal Cr RESERVOIR 3073	\$888,000	24/05/2025
2	37 Hughes Pde RESERVOIR 3073	\$879,000	12/04/2025
3	87 Glasgow Av RESERVOIR 3073	\$915,000	07/04/2025

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:

26/05/2025 16:55



Property Type: House (Previously Occupied - Detached)
Land Size: 615 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
March quarter 2025: \$910,000

Comparable Properties



10 Rosenthal Cr RESERVOIR 3073 (REI)

Agent Comments



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



37 Hughes Pde RESERVOIR 3073 (REI)

Agent Comments



Price: \$879,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 661 sqm approx

87 Glasgow Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 07/04/2025
Property Type: House (Res)
Land Size: 365 sqm approx