Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5B Bonview Street, Reservoir Vic 3073
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Indicative selling price

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

Range between	\$1,350,000	&	\$1,430,000

Median sale price

Median price	\$974,250	Pro	pperty Type H	ouse		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	24b Tynan St PRESTON 3072	\$1,375,000	16/05/2025

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:	11/11/2025 12:25











Property Type:Agent Comments

Indicative Selling Price \$1,350,000 - \$1,430,000 Median House Price September quarter 2025: \$974,250

Comparable Properties



161a Henty St RESERVOIR 3073 (REI/VG)

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Price: \$1,260,000 Method: Private Sale Date: 11/07/2025 Property Type: House Land Size: 557 sqm approx Agent Comments



12b Landy St RESERVOIR 3073 (REI/VG)

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Agent Comments

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

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



24b Tynan St PRESTON 3072 (REI/VG)

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Agent Comments

Price: \$1,375,000

Method: Sold Before Auction

Date: 16/05/2025

Property Type: House (Res) **Land Size:** 258 sqm approx

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



