

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

6 Butters Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$850,000

&

\$880,000

Median sale price

Median price \$974,250

Property 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	Price	Date of sale
1	31 Peterson Av COBURG NORTH 3058	\$990,000	10/11/2025
2	622 Murray Rd PRESTON 3072	\$955,000	29/07/2025
3	1/15 Malcolm St PRESTON 3072	\$1,030,000	18/07/2025

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:

14/11/2025 12:33



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Property Type: House
Land Size: 504 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$880,000
Median House Price
 September quarter 2025: \$974,250

These are the only 3 comparable sales of similar structure, land area, semi detached structure as there have been no sales in the Reservoir area. All comparable have occurred just outside of the area given this property sits on the border of Preston & Reservoir.

Comparable Properties



31 Peterson Av COBURG NORTH 3058 (REI)

Agent Comments

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Price: \$990,000
Method: Sold Before Auction
Date: 10/11/2025
Property Type: House



622 Murray Rd PRESTON 3072 (REI/VG)

Agent Comments

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Price: \$955,000
Method: Private Sale
Date: 29/07/2025
Property Type: House
Land Size: 386 sqm approx



1/15 Malcolm St PRESTON 3072 (REI)

Agent Comments

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 1

Price: \$1,030,000
Method: Sold Before Auction
Date: 18/07/2025
Property Type: House (Res)
Land Size: 231 sqm approx

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