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	6 Butters Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

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	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 comparableproperties 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









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)

3

a :

Price: \$990,000

Method: Sold Before Auction

Date: 10/11/2025 Property Type: House **Agent Comments**



622 Murray Rd PRESTON 3072 (REI/VG)

•

3

Price: \$955,000

:

1

a`,

Agent Comments

Method: Private Sale Date: 29/07/2025 Property Type: House Land Size: 386 sqm approx



1/15 Malcolm St PRESTON 3072 (REI)

•

3

_

7

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.