

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

68 DAREBIN BOULEVARD RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Reservoir

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

22 BURBANK DRIVE RESERVOIR VIC 3073	\$750,000	25-Apr-25
10 TUNALEY PARADE RESERVOIR VIC 3073	\$750,000	16-Mar-25
9 CLEMENTS GROVE RESERVOIR VIC 3073	\$725,000	03-May-25

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 6 months.

This Statement of Information was prepared on: 08 July 2025



22 BURBANK DRIVE RESERVOIR
VIC 3073

Sold Price

\$750,000

Sold Date 25-Apr-25

2 1 2

Distance 0.62km



10 TUNALEY PARADE RESERVOIR
VIC 3073

Sold Price

Sold Date 16-Mar-25

3 1 1

Distance 0.92km



9 CLEMENTS GROVE RESERVOIR
VIC 3073

Sold Price

^{RS} **\$725,000**

Sold Date 03-May-25

2 1 2

Distance 1.14km

RS = Recent sale

UN = Undisclosed Sale

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