

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

791 Plenty Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 11/05/2025 to 10/05/2026 Source Property Data

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	5 Pratt St RESERVOIR 3073	\$1,070,000	27/04/2026
2	11 Lane Cr RESERVOIR 3073	\$1,125,000	24/02/2026
3	54 Acheron Av RESERVOIR 3073	\$1,060,000	31/01/2026

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:

11/05/2026 13:39



 3
  1
  1

Property Type: House (Res)

Land Size: 849 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

11/05/2025 - 10/05/2026: \$950,000

Comparable Properties



5 Pratt St RESERVOIR 3073 (REI)

Agent Comments

 3
  1
  2

Price: \$1,070,000

Method: Sold Before Auction

Date: 27/04/2026

Property Type: House (Res)

Land Size: 635 sqm approx



11 Lane Cr RESERVOIR 3073 (REI/VG)

Agent Comments

 4
  1
  4

Price: \$1,125,000

Method: Sold Before Auction

Date: 24/02/2026

Property Type: House (Res)

Land Size: 650 sqm approx



54 Acheron Av RESERVOIR 3073 (REI)

Agent Comments

 4
  2
  4

Price: \$1,060,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 682 sqm approx

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188



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