

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

8 Crookston Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$900,000 Property Type House Suburb Reservoir

Period - From 01/04/2024 to 31/03/2025 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	6 Borrie St RESERVOIR 3073	\$867,500	05/04/2025
2	24 Robins Av RESERVOIR 3073	\$832,000	01/03/2025
3	27 North Rd RESERVOIR 3073	\$880,000	27/02/2025

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:

16/06/2025 11:04



3 1 4

Property Type: House (Res)

Land Size: 706 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$880,000

Median House Price

Year ending March 2025: \$900,000

Comparable Properties



6 Borrie St RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$867,500

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)



24 Robins Av RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 4

Price: \$832,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 610 sqm approx



27 North Rd RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 2

Price: \$880,000

Method: Private Sale

Date: 27/02/2025

Property Type: House

Land Size: 662 sqm approx