

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

38 Cuthbert Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,050,000

&

\$1,110,000

Median sale price

Median price \$910,000

Property Type House

Suburb Reservoir

Period - From 01/01/2025

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	13 Kingsley Rd RESERVOIR 3073	\$1,050,000	04/04/2025
2	34 Leamington St RESERVOIR 3073	\$1,106,000	15/03/2025
3	25 Southernhay St RESERVOIR 3073	\$1,070,000	19/12/2024

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:

03/06/2025 14:00



 3  1  2

Rooms: 5
Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,110,000
Median House Price
March quarter 2025: \$910,000

Comparable Properties

13 Kingsley Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$1,050,000
Method: Sold Before Auction
Date: 04/04/2025
Property Type: House (Res)
Land Size: 557 sqm approx



34 Leamington St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,106,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 694 sqm approx



25 Southernhay St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,070,000
Method: Private Sale
Date: 19/12/2024
Property Type: House
Land Size: 585 sqm approx

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