

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

1055 High Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$950,000

&

\$990,000

Median sale price

Median price \$974,250

Property 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	Price	Date of sale
1	42 Botha Av RESERVOIR 3073	\$1,037,500	20/09/2025
2	46 Botha Av RESERVOIR 3073	\$970,000	21/06/2025
3	17 Allenby Av RESERVOIR 3073	\$990,000	31/05/2025

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:

06/10/2025 10:39



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median House Price
September quarter 2025: \$974,250

Comparable Properties



42 Botha Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,037,500
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 892 sqm approx



46 Botha Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$970,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 907 sqm approx



17 Allenby Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$990,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 1109 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100