

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

9 Banbury Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$680,000

&

\$720,000

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	17 Queens Pde FAWKNER 3060	\$725,000	25/09/2025
2	8 Banbury Rd RESERVOIR 3073	\$755,000	05/07/2025
3	17 Ameily Cr RESERVOIR 3073	\$750,000	10/06/2025

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:

18/11/2025 12:14



Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median House Price
September quarter 2025: \$974,250

Comparable Properties



17 Queens Pde FAWKNER 3060 (REI/VG) Agent Comments



Price: \$725,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 557 sqm approx



8 Banbury Rd RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$755,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 446 sqm approx



17 Ameily Cr RESERVOIR 3073 (REI/VG) Agent Comments



Price: \$750,000
Method: Private Sale
Date: 10/06/2025
Property Type: House
Land Size: 474 sqm approx

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