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	2-4 Fyfe Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$974,250	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	60 Oconnor St RESERVOIR 3073	\$850,000	11/09/2025
2	23 Charlton Cr RESERVOIR 3073	\$820,000	11/09/2025
3	74 Hughes Pde RESERVOIR 3073	\$850,000	26/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/11/2025 10:52
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Rooms: 6

Property Type: House Land Size: 745 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 **Median House Price** September quarter 2025: \$974,250

Comparable Properties

60 Oconnor St RESERVOIR 3073 (REI/VG)





Price: \$850,000

Method: Sold Before Auction

Date: 11/09/2025 Rooms: 5

Property Type: House (Res) Land Size: 466 sqm approx

Agent Comments













Price: \$820,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res) Land Size: 603 sqm approx

Agent Comments

74 Hughes Pde RESERVOIR 3073 (VG)







Agent Comments

Price: \$850,000 Method: Sale Date: 26/06/2025

Property Type: House (Res) Land Size: 835 sqm approx

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





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