

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

49 Lawley Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$1,020,000

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	49 Hobbs Cr RESERVOIR 3073	\$1,000,000	29/11/2025
2	17 Hobbs Cr RESERVOIR 3073	\$1,015,000	29/09/2025
3	3 Fiddes St RESERVOIR 3073	\$1,005,000	26/08/2025

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:

06/12/2025 12:30



 3  2  2

Rooms: 5
Property Type: House
Land Size: 835 sqm approx
Agent Comments

Indicative Selling Price
\$1,020,000
Median House Price
September quarter 2025: \$974,250

Comparable Properties



49 Hobbs Cr RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$1,000,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 877 sqm approx

17 Hobbs Cr RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,015,000
Method: Sold Before Auction
Date: 29/09/2025
Property Type: House (Res)
Land Size: 792 sqm approx

3 Fiddes St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,005,000
Method: Sold Before Auction
Date: 26/08/2025
Property Type: House (Res)
Land Size: 854 sqm approx