

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 1/6 Aberdeen Street, Reservoir Vic 3073  
Including suburb and postcode

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price <input type="text" value="\$1,005,000"/>	Property Type <input type="text" value="House"/>	Suburb <input type="text" value="Reservoir"/>
Period - From <input type="text" value="01/10/2025"/>	to <input type="text" value="31/12/2025"/>	Source <input type="text" value="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.~~

<b>Address of comparable property</b>	<b>Price</b>	<b>Date of sale</b>
1 36 Cheddar Rd RESERVOIR 3073	\$770,000	12/12/2025
2		
3		

**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:

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

December quarter 2025: \$1,005,000

## Comparable Properties

**36 Cheddar Rd RESERVOIR 3073 (REI)**

Agent Comments

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 12/12/2025  
**Property Type:** House

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.

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