

# 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

20b Smith Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,005,000

Property Type House

Suburb Reservoir

Period - From 01/10/2025

to 31/12/2025

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	3b Clark St RESERVOIR 3073	\$1,280,000	02/12/2025
2	136a Darebin Blvd RESERVOIR 3073	\$906,000	25/10/2025
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:

02/02/2026 12:22



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**Property Type:** Townhouse (Res)  
**Land Size:** 281 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
December quarter 2025: \$1,005,000

## Comparable Properties



**3b Clark St RESERVOIR 3073 (REI)**

**Agent Comments**

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**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 02/12/2025  
**Property Type:** House (Res)



**136a Darebin Blvd RESERVOIR 3073 (REI/VG)**

**Agent Comments**

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**Price:** \$906,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 333 sqm approx

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. The only 2 somewhat comparable sales are a smaller and older duplex in Darebin Boulevard and a 1 year old single level duplex in Clark street. This is unique for this area, hence not many comparable sales.