

## 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

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.~~

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:



**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)**



**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 02/12/2025

**Property Type:** House (Res)

[Agent Comments](#)



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



**Price:** \$906,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 333 sqm approx

[Agent Comments](#)

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.

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