

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

82 Broadhurst Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

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	39 Gellibrand Cr RESERVOIR 3073	\$1,220,000	21/02/2026
2	10 Lawley St RESERVOIR 3073	\$1,190,000	13/12/2025
3	90 Broadhurst Av RESERVOIR 3073	\$1,015,000	06/12/2025

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:

03/03/2026 10:28



Property Type: House (Previously Occupied - Detached)
Land Size: 843 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2025: \$1,005,000

Comparable Properties



39 Gellibrand Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,220,000
Method: Auction Sale
Date: 21/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 916 sqm approx



10 Lawley St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,190,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 1212 sqm approx

90 Broadhurst Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,015,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 841 sqm approx

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



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