

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

174 Broadhurst Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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	90 Broadhurst Av RESERVOIR 3073	\$1,015,000	06/12/2025
2	17 Ameily Cr RESERVOIR 3073	\$1,070,000	06/12/2025
3	170 Hughes Pde RESERVOIR 3073	\$1,100,000	02/10/2025

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:

12/03/2026 09:52



Rooms: 9
Property Type: House
Land Size: 810 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 December quarter 2025: \$1,005,000

Comparable Properties

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



17 Ameily Cr RESERVOIR 3073 (REI/VG)

[Agent Comments](#)



Price: \$1,070,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 474 sqm approx



170 Hughes Pde RESERVOIR 3073 (REI/VG)

[Agent Comments](#)



Price: \$1,100,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 1137 sqm approx

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