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	27 MARCHANT AVENUE RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$950,000	Property type	House	Suburb	Reservoir
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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 6 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
75 RATHCOWN ROAD RESERVOIR VIC 3073	$1,150,000	17-Dec-25
15 GRIMWADE STREET RESERVOIR VIC 3073	$1,170,000	21-Feb-26
162 TYLER STREET PRESTON VIC 3072	$1,125,000	04-Oct-25

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 6 months.~~

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75 RATHCOWN ROAD RESERVOIR VIC 3073

3 2 2

Sold Price RS $1,150,000 Sold Date 17-Dec-25

Distance 1.3km



15 GRIMWADE STREET RESERVOIR VIC 3073

3 2 1

Sold Price RS $1,170,000 Sold Date 21-Feb-26

Distance 1.44km



162 TYLER STREET PRESTON VIC 3072

3 2 2

Sold Price $1,125,000 Sold Date 04-Oct-25

Distance 1.92km

RS = Recent sale **UN** = Undisclosed Sale

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