

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

34 Invermay Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$750,000

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 | 51 Locher Av RESERVOIR 3073 | \$735,000 | 10/03/2026 |
| 2 | 48 Flag St KINGSBURY 3083 | \$765,000 | 03/03/2026 |
| 3 | 19 Keon Pde RESERVOIR 3073 | \$756,000 | 31/12/2025 |

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:

16/03/2026 09:55



Property Type: House (Res)
Land Size: 554 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 December quarter 2025: \$1,005,000

Comparable Properties



51 Locher Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$735,000
Method: Sold Before Auction
Date: 10/03/2026
Property Type: House



48 Flag St KINGSBURY 3083 (REI)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 03/03/2026
Property Type: House
Land Size: 466 sqm approx



19 Keon Pde RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$756,000
Method: Private Sale
Date: 31/12/2025
Property Type: House
Land Size: 575 sqm approx

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



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