

# 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 62A Blake Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,080,000

### 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	39b Gordon Gr PRESTON 3072	\$1,570,000	19/12/2025
2	17b Emerald St PRESTON 3072	\$1,356,000	06/12/2025
3	11a Goulburn Av RESERVOIR 3073	\$1,310,000	14/10/2025

**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: 30/03/2026 10:18



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,080,000  
**Median House Price**  
December quarter 2025: \$1,005,000

These are the 3 most comparable sales of similar character and style and duplex design. Albeit they are double storey as there are no single level duplexes that have been sold in a radius of 2km

## Comparable Properties



**39b Gordon Gr PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,570,000  
**Method:** Private Sale  
**Date:** 19/12/2025  
**Property Type:** House (Res)



**17b Emerald St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$1,356,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)



**11a Goulburn Av RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$1,310,000  
**Method:** Private Sale  
**Date:** 14/10/2025  
**Property Type:** House (Res)  
**Land Size:** 344 sqm approx

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