

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$985,000

### Median sale price

Median price

\$950,000

Property Type

House

Suburb

Reservoir

Period - From

13/04/2025

to

12/04/2026

Source

Property Data

### 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	27 Moira Av RESERVOIR 3073	\$960,000	27/03/2026
2	2 Dawson St RESERVOIR 3073	\$980,000	28/02/2026
3	102 Massey Av RESERVOIR 3073	\$987,500	16/02/2026

**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:

13/04/2026 09:34



 4  
  1  
  6

**Property Type:** House (Res)

**Land Size:** 810 sqm approx

Agent Comments

**Indicative Selling Price**

\$985,000

**Median House Price**

13/04/2025 - 12/04/2026: \$950,000

## Comparable Properties



**27 Moira Av RESERVOIR 3073 (REI)**

Agent Comments

 4  
  2  
  2

**Price:** \$960,000

**Method:** Sold Before Auction

**Date:** 27/03/2026

**Property Type:** House (Res)

**Land Size:** 544 sqm approx



**2 Dawson St RESERVOIR 3073 (REI/VG)**

Agent Comments

 3  
  1  
  2

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 750 sqm approx



**102 Massey Av RESERVOIR 3073 (REI/VG)**

Agent Comments

 3  
  2  
  2

**Price:** \$987,500

**Method:** Private Sale

**Date:** 16/02/2026

**Property Type:** House (Res)

**Land Size:** 571 sqm approx

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