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	3 Kyneton Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $950,000 Property Type House Suburb Reservoir

Period - From 01/01/2026 to 31/03/2026 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	2 Loddon Av RESERVOIR 3073	$915,500	11/04/2026
2	33 Charlton Cr RESERVOIR 3073	$948,000	17/03/2026
3	47 Lane Cr RESERVOIR 3073	$840,000	16/03/2026

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 12:57

3 Kyneton Avenue, Reservoir Vic 3073

BARRYPLANT



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
March quarter 2026: $950,000

Comparable Properties



2 Loddon Av RESERVOIR 3073 (REI)

3 1 2

Price: $915,500
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 758 sqm approx

Agent Comments



33 Charlton Cr RESERVOIR 3073 (REI)

3 2 2

Price: $948,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



47 Lane Cr RESERVOIR 3073 (REI)

3 1 5

Price: $840,000
Method: Sold Before Auction
Date: 16/03/2026
Property Type: House (Res)
Land Size: 636 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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