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	4/64 Broadhurst Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price $839,000

Median sale price

Median price $679,000 Property Type Unit 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	2/61 Barton St RESERVOIR 3073	$875,000	29/01/2026
2	2/24 Henty St RESERVOIR 3073	$820,000	23/12/2025
3	2/143 Rathcown Rd RESERVOIR 3073	$805,000	11/11/2025

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: 18/04/2026 12:00

4/64 Broadhurst Avenue, Reservoir Vic 3073

BARRYPLANT



3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$839,000
Median Unit Price
March quarter 2026: $679,000

Comparable Properties



2/61 Barton St RESERVOIR 3073 (REI/VG)

3 2 1

Price: $875,000
Method: Private Sale
Date: 29/01/2026
Rooms: 5
Property Type: Unit
Land Size: 303 sqm approx

Agent Comments



2/24 Henty St RESERVOIR 3073 (REI/VG)

3 2 2

Price: $820,000
Method: Private Sale
Date: 23/12/2025
Property Type: Unit

Agent Comments



2/143 Rathcown Rd RESERVOIR 3073 (REI/VG)

3 2 1

Price: $805,000
Method: Private Sale
Date: 11/11/2025
Property Type: Unit

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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