

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

31 Harbury Street, Reservoir Vic 3073

Indicative selling price

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

Single price \$785,000

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	36 Cheddar Rd RESERVOIR 3073	\$770,000	12/12/2025
2	57 Glasgow Av RESERVOIR 3073	\$781,000	28/11/2025
3	60 Radford Rd RESERVOIR 3073	\$800,000	13/11/2025

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:

19/04/2026 13:30



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price
\$785,000
Median House Price
March quarter 2026: \$950,000

Comparable Properties



36 Cheddar Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  4

Price: \$770,000
Method: Private Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 481 sqm approx



57 Glasgow Av RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  3

Price: \$781,000
Method: Sold Before Auction
Date: 28/11/2025
Rooms: 5
Property Type: House (Res)
Land Size: 592 sqm approx



60 Radford Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  4

Price: \$800,000
Method: Private Sale
Date: 13/11/2025
Property Type: House
Land Size: 719 sqm approx

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