

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 9b Henty Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$760,000 & \$820,000

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	4/47 Barton St RESERVOIR 3073	\$818,000	29/11/2025
2	2/143 Rathcown Rd RESERVOIR 3073	\$805,000	11/11/2025
3	92a Miranda Rd RESERVOIR 3073	\$760,000	25/10/2025

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.~~

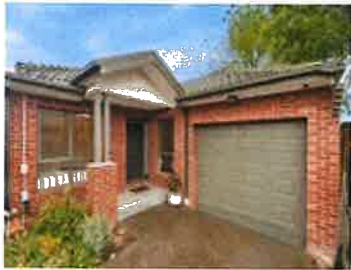
This Statement of Information was prepared on: 22/04/2026 14:18



Rooms: 6
Property Type: Unit
 Agent Comments

Indicative Selling Price:
 \$760,000 - \$820,000
Median Unit Price:
 March quarter 2026: \$679,000

Comparable Properties



4/47 Barton St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$818,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 232 sqm approx



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

Agent Comments



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



92a Miranda Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$760,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit
Land Size: 216 sqm approx