

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

161 Henty Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,350,000 & \$1,395,000

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.

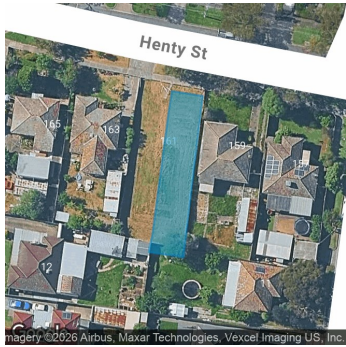
	Address of comparable property	Price	Date of sale
1	5a Bonview St RESERVOIR 3073	\$1,420,000	03/03/2026
2	31b Locksley Av RESERVOIR 3073	\$1,400,000	27/02/2026
3	5b Bonview St RESERVOIR 3073	\$1,445,000	09/12/2025

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:

28/04/2026 11:13



 4  3  2

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,395,000
Median House Price
March quarter 2026: \$950,000

Comparable Properties



5a Bonview St RESERVOIR 3073 (REI)

Agent Comments

 4  3  2

Price: \$1,420,000

Method: Sold Before Auction

Date: 03/03/2026

Property Type: House (Res)

31b Locksley Av RESERVOIR 3073 (REI)

Agent Comments

 4  3  2

Price: \$1,400,000

Method: Private Sale

Date: 27/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 280 sqm approx



5b Bonview St RESERVOIR 3073 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,445,000

Method: Private Sale

Date: 09/12/2025

Property Type: House (Res)

Land Size: 290 sqm approx

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