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<br>Including suburb and postcode | 27 ST VIGEONS ROAD RESERVOIR VIC 3073 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| ~~Single Price~~ | | or range between | $780,000 | & | $840,000 |
|---|---|---|---|---|---|

## Median sale price

(*Delete house or unit as applicable)

| Median Price | $950,000 | Property type | House | Suburb | Reservoir |
|---|---|---|---|---|---|
| Period-from | 01 May 2025 | to | 30 Apr 2026 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 14 CLEMENTS GROVE RESERVOIR VIC 3073 | $846,000 | 07-Mar-26 |
| 125 DAREBIN BOULEVARD RESERVOIR VIC 3073 | $845,000 | 07-Feb-26 |
| 28 STRATHMERTON STREET RESERVOIR VIC 3073 | $820,000 | 02-May-26 |

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 6 months.~~

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**14 CLEMENTS GROVE RESERVOIR VIC 3073**

3 1 -

Sold Price RS **$846,000** Sold Date **07-Mar-26**

Distance **0.93km**



**125 DAREBIN BOULEVARD RESERVOIR VIC 3073**

3 1 2

Sold Price **$845,000** Sold Date **07-Feb-26**

Distance **0.62km**



**28 STRATHMERTON STREET RESERVOIR VIC 3073**

3 1 1

Sold Price RS **$820,000** Sold Date **02-May-26**

Distance **1.31km**

**RS** = Recent sale **UN** = Undisclosed Sale

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