

# 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 33 Moira Avenue, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### 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	6 Legh St RESERVOIR 3073	\$1,315,000	08/05/2026
2	121 Glasgow Av RESERVOIR 3073	\$1,370,000	18/03/2026
3			

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: 19/05/2026 10:19



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**Rooms:** 11  
**Property Type:** House  
**Land Size:** 586 sqm approx  
 Agent Comments

**Indicative Selling Price:**  
 \$1,300,000 - \$1,400,000  
**Median House Price:**  
 March quarter 2026: \$950,000

## Comparable Properties



**6 Legh St RESERVOIR 3073 (REI)**

Agent Comments

 4  2  4

**Price:** \$1,315,000  
**Method:** Auction Sale  
**Date:** 08/05/2026  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 762 sqm approx



**121 Glasgow Av RESERVOIR 3073 (REI/VG)**

Agent Comments

 5  3  1

**Price:** \$1,370,000  
**Method:** Private Sale  
**Date:** 18/03/2026  
**Property Type:** House  
**Land Size:** 960 sqm approx

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.

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