

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

45 Kinsale Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,000,000 & \$1,050,000

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	14 Wattle Gr RESERVOIR 3073	\$1,092,500	16/05/2026
2	12 Crispe St RESERVOIR 3073	\$1,180,000	18/04/2026
3	25 Locksley Av RESERVOIR 3073	\$1,162,000	07/03/2026

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:

26/05/2026 13:56



Rooms: 5
Property Type: House (Res)
Land Size: 620 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,050,000
Median House Price
 March quarter 2026: \$950,000

Comparable Properties



14 Wattle Gr RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,092,500
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 612 sqm approx



12 Crispe St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 627 sqm approx



25 Locksley Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,162,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 555 sqm approx

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