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	15 Clinnick St RESERVOIR 3073	$1,130,000	21/03/2026
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: 10/06/2026 11:19

45 Kinsale Street, Reservoir Vic 3073

BARRYPLANT



3

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)

3 1 3

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

Agent Comments



15 Clinnick St RESERVOIR 3073 (REI)

3 1 4

Price: $1,130,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 505 sqm approx

Agent Comments



25 Locksley Av RESERVOIR 3073 (REI)

3 1 3

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

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100

REIV THE DIFFERENCE

propertydata.com.au

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