

# 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

174 Broadhurst Avenue, Reservoir Vic 3073
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### Indicative selling price

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

Range between 

\$960,000
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 & 

\$985,000
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### Median sale price

Median price 

\$960,000
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 Property Type 

House
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 Suburb 

Reservoir
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Period - From 

22/06/2025
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 to 

21/06/2026
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 Source 

Property Data
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### 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	7 Alamo Rd RESERVOIR 3073	\$970,000	09/06/2026
2	27 Moira Av RESERVOIR 3073	\$960,000	27/03/2026
3	2 Dawson St RESERVOIR 3073	\$980,000	28/02/2026

**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: 

22/06/2026 15:02
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 4   
  1   
  6

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$960,000 - \$985,000

**Median House Price**

22/06/2025 - 21/06/2026: \$960,000

## Comparable Properties



**7 Alamo Rd RESERVOIR 3073 (REI)**

Agent Comments

 3   
  1   
  2

**Price:** \$970,000

**Method:** Private Sale

**Date:** 09/06/2026

**Property Type:** House (Res)



**27 Moira Av RESERVOIR 3073 (REI/VG)**

Agent Comments

 4   
  2   
  2

**Price:** \$960,000

**Method:** Sold Before Auction

**Date:** 27/03/2026

**Property Type:** House (Res)

**Land Size:** 544 sqm approx



**2 Dawson St RESERVOIR 3073 (REI/VG)**

Agent Comments

 3   
  1   
  2

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 750 sqm approx

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