

# 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

9 Lane Crescent, 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 \$800,000 & \$880,000

### Median sale price

Median price \$960,000 Property Type House Suburb Reservoir

Period - From 01/04/2025 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	85 Rathcown Rd RESERVOIR 3073	\$845,000	23/05/2026
2	35 Erskine Av RESERVOIR 3073	\$813,000	14/03/2026
3	157 Spring St RESERVOIR 3073	\$875,000	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:

23/06/2026 09:30



2   
   

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 650 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$880,000  
**Median House Price**  
 Year ending March 2026: \$960,000

## Comparable Properties



85 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments

2   
 1   
 2

**Price:** \$845,000  
**Method:** Sold Before Auction  
**Date:** 23/05/2026  
**Property Type:** House (Res)  
**Land Size:** 739 sqm approx



35 Erskine Av RESERVOIR 3073 (REI/VG)

Agent Comments

2   
 1   
 1

**Price:** \$813,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



157 Spring St RESERVOIR 3073 (REI/VG)

Agent Comments

2   
 1   
 2

**Price:** \$875,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 326 sqm approx

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