

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

19 Kingsley Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$1,275,000

&

\$1,375,000

Median sale price

Median price

\$960,000

Property Type

House

Suburb

Reservoir

Period - From

24/06/2025

to

23/06/2026

Source

Property Data

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	5 Wattle Gr RESERVOIR 3073	\$1,270,000	16/05/2026
2	40 Mason St RESERVOIR 3073	\$1,350,000	28/02/2026
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:

24/06/2026 14:28



 3  2  2

Property Type: House (Res)
Land Size: 557 sqm approx
 Agent Comments

Indicative Selling Price:
 \$1,275,000 - \$1,375,000
Median House Price:
 24/06/2025 - 23/06/2026: \$960,000

Comparable Properties



5 Wattle Gr RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$1,270,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)



40 Mason St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,350,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 763 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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