

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 Palm Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$951,500

Property Type House

Suburb Reservoir

Period - From 01/04/2026

to

30/06/2026

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	33 Erskine Av RESERVOIR 3073	\$875,000	04/07/2026
2	85 Rathcown Rd RESERVOIR 3073	\$845,000	23/05/2026
3	16 Frankston St RESERVOIR 3073	\$810,000	03/02/2026

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:

27/07/2026 13:44



Rooms: 5
Property Type: House
Land Size: 606.753 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 June quarter 2026: \$951,500

Comparable Properties



33 Erskine Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 04/07/2026
Property Type: House (Res)
Land Size: 667 sqm approx



85 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments



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



16 Frankston St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 03/02/2026
Property Type: House
Land Size: 311 sqm approx

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