

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

161 Henty Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,195,000

&

\$1,250,000

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	31b Locksley Av RESERVOIR 3073	\$1,375,000	26/08/2026
2	15b Nocton St RESERVOIR 3073	\$1,220,000	01/06/2026
3	13a Horton St RESERVOIR 3073	\$1,390,000	18/04/2026

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:

07/09/2026 10:19



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,195,000 - \$1,250,000

Median House Price

June quarter 2026: \$951,500

Comparable Properties



31b Locksley Av RESERVOIR 3073 (REI)

Agent Comments

 4  3  2

Price: \$1,375,000

Method: Sold Before Auction

Date: 26/08/2026

Property Type: House

Land Size: 278 sqm approx



15b Nocton St RESERVOIR 3073 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,220,000

Method: Private Sale

Date: 01/06/2026

Property Type: House (Res)

Land Size: 288 sqm approx



13a Horton St RESERVOIR 3073 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,390,000

Method: Private Sale

Date: 18/04/2026

Property Type: House

Land Size: 289 sqm approx

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