

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

33 Moira Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

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	55 Bray St RESERVOIR 3073	\$1,340,000	05/09/2026
2	27 Emma St FAWKNER 3060	\$1,300,500	06/06/2026
3	6 Legh St RESERVOIR 3073	\$1,315,000	08/05/2026

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:

22/09/2026 11:39



 5  3  2

Rooms: 10
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,300,000
Median House Price
 June quarter 2026: \$951,500

Comparable Properties



55 Bray St RESERVOIR 3073 (REI)

Agent Comments

 5  1  3

Price: \$1,340,000
Method: Auction Sale
Date: 05/09/2026
Property Type: House (Res)
Land Size: 883 sqm approx

27 Emma St FAWKNER 3060 (REI)

Agent Comments

 4  2  2

Price: \$1,300,500
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)
Land Size: 600 sqm approx



6 Legh St RESERVOIR 3073 (REI)

Agent Comments

 4  2  4

Price: \$1,315,000
Method: Auction Sale
Date: 08/05/2026
Rooms: 7
Property Type: House (Res)
Land Size: 762 sqm approx

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