

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

21 Marshall Drive, Reservoir Vic 3073

Indicative selling price

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

Range between \$850,000 & \$920,000

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.

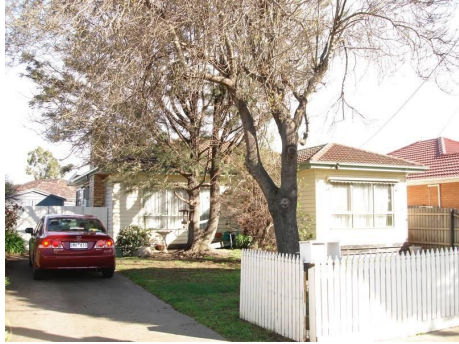
	Address of comparable property	Price	Date of sale
1	33 Tunaley Pde RESERVOIR 3073	\$810,000	01/08/2026
2	109 Darebin Blvd RESERVOIR 3073	\$830,250	30/05/2026
3	27 St Vigeons Rd RESERVOIR 3073	\$950,000	23/05/2026

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:

16/09/2026 17:12



 3  1  2

Property Type: House
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
June quarter 2026: \$951,500

Comparable Properties

33 Tunaley Pde RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$810,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 588 sqm approx



109 Darebin Blvd RESERVOIR 3073 (REI)

Agent Comments

 3  1  3

Price: \$830,250
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 559 sqm approx



27 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$950,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 743 sqm approx

Account - Barry Plant | P: 03 9842 8888