

# 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

3 Godley Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$970,000

### Median sale price

Median price \$1,005,000 Property Type House Suburb Reservoir

Period - From 01/10/2025 to 31/12/2025 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	44 Hobbs Cr RESERVOIR 3073	\$1,000,000	06/12/2025
2	33 Lindenow St RESERVOIR 3073	\$916,000	22/11/2025
3	60 Tracey St RESERVOIR 3073	\$900,000	18/10/2025

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:

23/02/2026 17:27



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$890,000 - \$970,000  
**Median House Price**  
December quarter 2025: \$1,005,000

## Comparable Properties



**44 Hobbs Cr RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 845 sqm approx



**33 Lindenow St RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$916,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 832 sqm approx



**60 Tracey St RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$900,000  
**Method:** Sold Before Auction  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx

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