

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

27 Moira Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$850,000 & \$890,000

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	42 Moira Av RESERVOIR 3073	\$887,000	28/02/2026
2	27 Somerlayton Cr FAWKNER 3060	\$880,000	25/01/2026
3			

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:

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Indicative Selling Price

\$850,000 - \$890,000

Median House Price

December quarter 2025: \$1,005,000



3 2 2

Property Type: House (Res)

Land Size: 545 sqm approx

Agent Comments

Comparable Properties



42 Moira Av RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$887,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 534 sqm approx



27 Somerlayton Cr FAWKNER 3060 (VG)

Agent Comments

3 - -

Price: \$880,000

Method: Sale

Date: 25/01/2026

Property Type: House (Res)

Land Size: 585 sqm approx

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.

Account - Jellis Craig | P: 03 9070 5095



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