

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

20 Davenry Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$900,000 & \$990,000

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	8 Moore Cr RESERVOIR 3073	\$950,000	20/12/2025
2	41 Byfield St RESERVOIR 3073	\$940,000	18/10/2025
3	36 Davenry St RESERVOIR 3073	\$860,000	11/10/2025

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:

26/02/2026 09:40

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2025: \$1,005,000



Property Type: House

Agent Comments

Comparable Properties



8 Moore Cr RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 488 sqm approx



41 Byfield St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$940,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 614 sqm approx

36 Daventry St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 613 sqm approx

Account - Jellis Craig | P: 03 9070 5095



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