

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 59 Marchant Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$990,000 & \$1,050,000

Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 01/01/2025 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	19 Royal Pde RESERVOIR 3073	\$1,010,000	06/12/2025
2	44 Hobbs Cr RESERVOIR 3073	\$1,000,000	06/12/2025
3	2 Compton St RESERVOIR 3073	\$1,095,000	22/11/2025

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: 13/01/2026 15:13



Property Type: House

Land Size: 652.5 sqm approx

Agent Comments

Comparable Properties



19 Royal Pde RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,010,000

Method: Auction Sale

Date: 06/12/2025

Rooms: 9

Property Type: House (Res)

Land Size: 581 sqm approx



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



2 Compton St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,095,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 536 sqm approx