

# 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 69 Oakhill Avenue, 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 \$1,700,000 & \$1,850,000

### 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	1 Paywit St PRESTON 3072	\$1,900,000	02/12/2025
2	61 Oakhill Av RESERVOIR 3073	\$1,930,000	22/11/2025
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: 05/03/2026 17:07



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**Property Type:** House

[Agent Comments](#)

**Indicative Selling Price**

\$1,700,000 - \$1,850,000

**Median House Price**

December quarter 2025: \$1,005,000

## Comparable Properties



**1 Paywit St PRESTON 3072 (REI)**

[Agent Comments](#)

5   3   4

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 02/12/2025

**Property Type:** House (Res)



**61 Oakhill Av RESERVOIR 3073 (REI/VG)**

[Agent Comments](#)

5   3   4

**Price:** \$1,930,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 759 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 - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133



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