

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

14 Clements Grove, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$750,000

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	5 Caddy Ct RESERVOIR 3073	\$751,000	19/11/2025
2	62 Summerhill Rd RESERVOIR 3073	\$792,000	16/09/2025
3	47 Summerhill Rd RESERVOIR 3073	\$786,000	03/09/2025

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
December quarter 2025: \$1,005,000

Comparable Properties



5 Caddy Ct RESERVOIR 3073 (REI)

Agent Comments



Price: \$751,000
Method: Sold Before Auction
Date: 19/11/2025
Rooms: 5
Property Type: House (Res)
Land Size: 620 sqm approx

62 Summerhill Rd RESERVOIR 3073 (VG)

Agent Comments



Price: \$792,000
Method: Sale
Date: 16/09/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 646 sqm approx



47 Summerhill Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$786,000
Method: Private Sale
Date: 03/09/2025
Property Type: House (Res)
Land Size: 580 sqm approx

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