

## 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

87 MASSEY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,020,000

&

\$1,120,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Reservoir

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

|  |             |           |
|--|-------------|-----------|
| 39 MERRILANDS ROAD RESERVOIR VIC 3073  | \$1,210,000 | 25-Oct-25 |
| 20 O'DONNELL STREET RESERVOIR VIC 3073 | \$1,072,000 | 05-Sep-25 |
| 58 LAWLEY STREET RESERVOIR VIC 3073    | \$1,150,000 | 22-Nov-25 |

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 6 months.~~

This Statement of Information was prepared on: 06 February 2026



**39 MERRILANDS ROAD  
 RESERVOIR VIC 3073**

3 1 1

Sold Price **\$1,210,000** Sold Date **25-Oct-25**

Distance **1.43km**



**20 O'DONNELL STREET  
 RESERVOIR VIC 3073**

3 1 1

Sold Price **\$1,072,000** Sold Date **05-Sep-25**

Distance **0.94km**



**58 LAWLEY STREET RESERVOIR  
 VIC 3073**

3 1 2

Sold Price **\$1,150,000** Sold Date **22-Nov-25**

Distance **0.26km**

RS = Recent sale      UN = Undisclosed Sale

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