

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

3 BERNARD STREET RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,150,000

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

4 LINDSAY STREET RESERVOIR VIC 3073	\$1,130,000	25-Oct-25
70 WHITELAW STREET RESERVOIR VIC 3073	\$1,150,000	25-Sep-25
45 SOUTHERNHAY STREET RESERVOIR VIC 3073	\$1,130,000	02-Oct-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: 05 February 2026



4 LINDSAY STREET RESERVOIR VIC 3073

3 1 2

Sold Price **\$1,130,000** Sold Date **25-Oct-25**

Distance **0.37km**



70 WHELAW STREET RESERVOIR VIC 3073

- - 2

Sold Price ^{RS} **\$1,150,000** Sold Date **25-Sep-25**

Distance **1.07km**



45 SOUTHERNHAY STREET RESERVOIR VIC 3073

2 - -

Sold Price **\$1,130,000** Sold Date **02-Oct-25**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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