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	42 Drysdale Street, Reservoir VIC 3073

Indicative selling price

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

Single price $1,275,000

Median sale price

Median price $945,000 Property Type House Suburb Reservoir

Period - From 25/08/2025 to 24/02/2026 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
224 Wood Street Preston VIC	$1,235,000	21/02/2026
43 Delaware Street Reservoir VIC	$1,310,000	08/11/2025

This Statement of Information was prepared on: 26/02/2026