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<br>Including suburb and postcode | 8 BRAY 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 | $1,000,000 | & | $1,100,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $920,000 | Property type | House | Suburb | Reservoir |
| Period-from | 01 Dec 2024 | to | 30 Nov 2025 | 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 |
|---|---|---|
| 36 PALLANT AVENUE RESERVOIR VIC 3073 | $1,081,000 | 14-Jun-25 |
| 20 ODONNELL STREET RESERVOIR VIC 3073 | $1,072,000 | 05-Sep-25 |
| 3 WHITBY STREET RESERVOIR VIC 3073 | $1,050,000 | 06-Jun-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: 01 December 2025

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**36 PALLANT AVENUE RESERVOIR VIC 3073**

4 2 2

Sold Price **$1,081,000** Sold Date **14-Jun-25**

Distance **0.65km**



**20 ODONNELL STREET RESERVOIR VIC 3073**

3 1 1

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

Distance **1km**



**3 WHITBY STREET RESERVOIR VIC 3073**

4 1 3

Sold Price **$1,050,000** Sold Date **06-Jun-25**

Distance **1.78km**

**RS** = Recent sale **UN** = Undisclosed Sale

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