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 Godley Street, Reservoir Vic 3073

Indicative selling price

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

Range between $995,000 & $1,030,000

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	49 Lawley St RESERVOIR 3073	$1,050,000	08/01/2026
2	26 Hobbs Cr RESERVOIR 3073	$1,000,000	25/09/2025
3	42 Botha Av RESERVOIR 3073	$1,037,500	20/09/2025

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: 18/03/2026 14:36

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$995,000 - $1,030,000
Median House Price
December quarter 2025: $1,005,000

Comparable Properties



49 Lawley St RESERVOIR 3073 (REI/VG)

3 | 2 | 5

Agent Comments

Price: $1,050,000
Method: Private Sale
Date: 08/01/2026
Property Type: House (Res)
Land Size: 843 sqm approx



26 Hobbs Cr RESERVOIR 3073 (VG)

3 | - | -

Agent Comments

Price: $1,000,000
Method: Sale
Date: 25/09/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 920 sqm approx



42 Botha Av RESERVOIR 3073 (REI/VG)

3 | 1 | 4

Agent Comments

Price: $1,037,500
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 892 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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