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	12 Dawson Street, Reservoir Vic 3073

Indicative selling price

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

Single price $1,250,000

Median sale price

Median price $950,000 Property Type House Suburb Reservoir

Period - From 01/01/2026 to 31/03/2026 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	39 Gellibrand Cr RESERVOIR 3073	$1,220,000	21/02/2026
2	15 Grimwade St RESERVOIR 3073	$1,170,000	21/02/2026
3	10 Lawley St RESERVOIR 3073	$1,190,000	13/12/2025

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: 26/05/2026 16:07

12 Dawson Street, Reservoir Vic 3073

JellisCraig

Colin Abbas
03 9403 9300
0414 659 635
colinabbas@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 766 approx. sqm approx

Agent Comments

Indicative Selling Price
$1,250,000
Median House Price
March quarter 2026: $950,000

Comparable Properties



39 Gellibrand Cr RESERVOIR 3073 (REI/VG)

3 1 2

Price: $1,220,000
Method: Auction Sale
Date: 21/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 916 sqm approx

Agent Comments



15 Grimwade St RESERVOIR 3073 (REI/VG)

3 2 2

Price: $1,170,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 891 sqm approx

Agent Comments



10 Lawley St RESERVOIR 3073 (REI/VG)

3 1 3

Price: $1,190,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 1212 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE
propertydata.com.au

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