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	10 Darebin Boulevard, Reservoir Vic 3073

Indicative selling price

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

Range between $950,000 & $995,000

Median sale price

Median price $895,500 Property Type House Suburb Reservoir

Period - From 01/07/2024 to 30/09/2024 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	3 Rodman St RESERVOIR 3073	$975,000	27/07/2024
2	42 Broadhurst Av RESERVOIR 3073	$970,000	27/07/2024
3	60 St Vigeons Rd RESERVOIR 3073	$960,000	18/06/2024

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: 12/11/2024 17:10

10 Darebin Boulevard, Reservoir Vic 3073

Isaac Katsouranis
03 9070 5095
0411 806 300
isaackatsouranis@jelliscraig.com.au



3 2 2

Rooms: 5
Property Type: House
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $995,000
Median House Price
September quarter 2024: $895,500

Comparable Properties



3 Rodman St RESERVOIR 3073 (REI)

3 1 6

Price: $975,000
Method: Private Sale
Date: 27/07/2024
Property Type: House
Land Size: 946 sqm approx

Agent Comments



42 Broadhurst Av RESERVOIR 3073 (REI)

3 1 8

Price: $970,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 960 sqm approx

Agent Comments



60 St Vigeons Rd RESERVOIR 3073 (REI)

3 1 2

Price: $960,000
Method: Private Sale
Date: 18/06/2024
Property Type: House (Res)
Land Size: 952 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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