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	26 Mcfadzean Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price $870,000

Median sale price

Median price $889,500 Property Type House Suburb Reservoir

Period - From 01/10/2024 to 31/12/2024 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	51 Allenby Av RESERVOIR 3073	$865,000	14/12/2024
2	161 Purinuan Rd RESERVOIR 3073	$850,000	02/12/2024
3	76 Mcmahon Rd RESERVOIR 3073	$860,000	29/11/2024

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: 19/03/2025 15:01

26 Mcfadzean Avenue, Reservoir Vic 3073

Walter Orlandi
03 9070 5095
0400 580 601
walterorlandi@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 497 sqm approx

Agent Comments

Indicative Selling Price
$870,000
Median House Price
December quarter 2024: $889,500

Comparable Properties



51 Allenby Av RESERVOIR 3073 (REI/VG)

3 1 4

Price: $865,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 862 sqm approx

Agent Comments



161 Purinuan Rd RESERVOIR 3073 (REI/VG)

3 1 2

Price: $850,000
Method: Private Sale
Date: 02/12/2024
Rooms: 5
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



76 Mcmahon Rd RESERVOIR 3073 (REI/VG)

3 1 4

Price: $860,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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