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	31 Willoughby Street, Reservoir Vic 3073

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $910,000 Property Type House Suburb Reservoir

Period - From 01/01/2025 to 31/03/2025 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	1/187 Edwardes St RESERVOIR 3073	$1,000,000	24/05/2025
2	48 Carrington Rd RESERVOIR 3073	$1,250,000	17/05/2025
3	21 Excelsior St RESERVOIR 3073	$1,050,000	17/05/2025

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: 16/06/2025 16:41

31 Willoughby Street, Reservoir Vic 3073

BARRYPLANT



2

Property Type: House (Previously Occupied - Detached)
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2025: $910,000

Comparable Properties



1/187 Edwardes St RESERVOIR 3073 (REI)

3 2 2

Price: $1,000,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House
Land Size: 502 sqm approx

Agent Comments



48 Carrington Rd RESERVOIR 3073 (REI)

3 1 6

Price: $1,250,000
Method: Sold Before Auction
Date: 17/05/2025
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



21 Excelsior St RESERVOIR 3073 (REI)

3 1 2

Price: $1,050,000
Method: Auction Sale
Date: 17/05/2025
Rooms: 5
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100

REIV THE DIFFERENCE

propertydata .com.au

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