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	85 Marchant Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price $845,000

Median sale price

Median price $915,000 Property Type House Suburb Reservoir

Period - From 01/04/2025 to 30/06/2025 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	55 Leamington St RESERVOIR 3073	$830,000	11/08/2025
2	15 Shand Rd RESERVOIR 3073	$850,000	19/06/2025
3	8 Whitelaw St RESERVOIR 3073	$853,000	14/06/2025

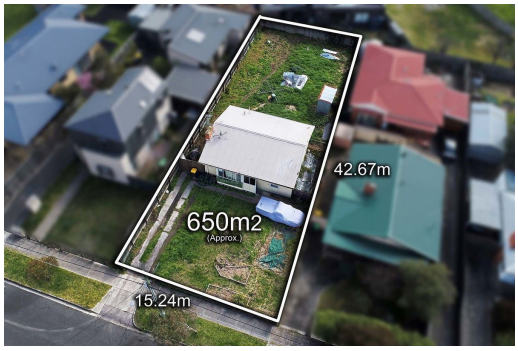
OR

~~**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: 23/09/2025 14:41

85 Marchant Avenue, Reservoir Vic 3073

BARRYPLANT



2 1 2

Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$845,000
Median House Price
June quarter 2025: $915,000

Comparable Properties



55 Leamington St RESERVOIR 3073 (REI)

2 1 2

Price: $830,000
Method: Private Sale
Date: 11/08/2025
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments



15 Shand Rd RESERVOIR 3073 (REI/VG)

2 1 1

Price: $850,000
Method: Private Sale
Date: 19/06/2025
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments



8 Whitelaw St RESERVOIR 3073 (REI/VG)

2 1 2

Price: $853,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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