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<br>Including suburb and postcode | 169 Spring Street, Reservoir Vic 3073 |

## Indicative selling price

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

Single price: $880,000

## Median sale price

Median price: $917,500 Property Type: House Suburb: Reservoir

Period - From: 11/10/2024 to: 10/10/2025 Source: Property Data

## 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 | 23 Gloucester St RESERVOIR 3073 | $900,000 | 22/07/2025 |
| 2 | 776 High St RESERVOIR 3073 | $870,000 | 12/07/2025 |
| 3 | 18 Verdun Gr RESERVOIR 3073 | $875,000 | 23/05/2025 |

**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: 11/10/2025 10:16

169 Spring Street, Reservoir Vic 3073

Nelson Alexander



3 1 1

**Property Type:** House
**Land Size:** 585 sqm approx

Agent Comments

**Indicative Selling Price**
$880,000
**Median House Price**
11/10/2024 - 10/10/2025: $917,500

# Comparable Properties



**23 Gloucester St RESERVOIR 3073 (REI/VG)**

3 2 2

**Price:** $900,000
**Method:** Private Sale
**Date:** 22/07/2025
**Property Type:** House

Agent Comments



**776 High St RESERVOIR 3073 (REI)**

3 1 2

**Price:** $870,000
**Method:** Auction Sale
**Date:** 12/07/2025
**Property Type:** House (Res)
**Land Size:** 529 sqm approx

Agent Comments



**18 Verdun Gr RESERVOIR 3073 (VG)**

2 - -

**Price:** $875,000
**Method:** Sale
**Date:** 23/05/2025
**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 450 sqm approx

Agent Comments

**Account** - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

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