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	41 Byfield Street, Reservoir Vic 3073

Indicative selling price

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

Range between $840,000 & $924,000

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	18 Verdun Gr RESERVOIR 3073	$875,000	23/05/2025
2	2 Taylor Av RESERVOIR 3073	$900,000	08/05/2025
3	32 Compton St RESERVOIR 3073	$880,000	01/04/2025

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: 09/09/2025 16:45

41 Byfield Street, Reservoir Vic 3073

Kannan Subramanian
03 9070 5095
0411 711 232
kannansubramanian@jelliscraig.com.au



2 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $924,000
Median House Price
June quarter 2025: $915,000

Comparable Properties



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



2 Taylor Av RESERVOIR 3073 (REI/VG)

3 1 2

Price: $900,000
Method: Private Sale
Date: 08/05/2025
Property Type: House
Land Size: 538 sqm approx

Agent Comments



32 Compton St RESERVOIR 3073 (REI)

4 1 -

Price: $880,000
Method: Private Sale
Date: 01/04/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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