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	1/47 Orrong Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between $660,000 & $710,000

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	1/43 Barton St RESERVOIR 3073	$720,000	01/07/2025
2	35 Boldrewood Pde RESERVOIR 3073	$696,000	03/05/2025
3	147 Rathcown Rd RESERVOIR 3073	$729,000	12/04/2025

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: 24/09/2025 20:04

1/47 Orrong Avenue, Reservoir Vic 3073

BARRYPLANT

3 1 1

Rooms: 5
Property Type: House

Agent Comments

Indicative Selling Price
$660,000 - $710,000
Median House Price
June quarter 2025: $915,000

Comparable Properties



1/43 Barton St RESERVOIR 3073 (REI/VG)

3 1 1

Price: $720,000
Method: Private Sale
Date: 01/07/2025
Property Type: House (Res)

Agent Comments



35 Boldrewood Pde RESERVOIR 3073 (REI/VG)

3 1 2

Price: $696,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



147 Rathcown Rd RESERVOIR 3073 (REI)

3 1 1

Price: $729,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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