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	10a Barton Street, Reservoir Vic 3073

Indicative selling price

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

Single price $1,090,000

Median sale price

Median price $974,250 Property Type House Suburb Reservoir

Period - From 01/07/2025 to 30/09/2025 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	21 Borrie St RESERVOIR 3073	$1,095,000	04/10/2025
2			
3			

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: 27/10/2025 10:38

10a Barton Street, Reservoir Vic 3073

Jordan Kynigopoulos
03 9403 9300
0432 822 290
jordankynigopoulos@jelliscraig.com.au



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,090,000
Median House Price
September quarter 2025: $974,250

Comparable Properties



21 Borrie St RESERVOIR 3073 (REI)

3 1 3

Price: $1,095,000
Method: Auction Sale
Date: 04/10/2025
Rooms: 6
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

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.

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