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	32 Merrilands Road, Reservoir Vic 3073

Indicative selling price

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

Range between $1,080,000 & $1,180,000

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	19 Massey Av RESERVOIR 3073	$1,190,000	25/10/2025
2	120 Rathcown Rd RESERVOIR 3073	$1,180,000	01/10/2025
3	25 Rosenthal Cr RESERVOIR 3073	$1,150,000	08/07/2025

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: 05/11/2025 12:59

32 Merrilands Road, Reservoir Vic 3073

Nelson Alexander



5 2 2

Property Type: House
Land Size: 945 sqm approx

Agent Comments

Indicative Selling Price
$1,080,000 - $1,180,000
Median House Price
September quarter 2025: $974,250

Comparable Properties



19 Massey Av RESERVOIR 3073 (REI)

4 1 2

Price: $1,190,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 863 sqm approx

Agent Comments



120 Rathcown Rd RESERVOIR 3073 (REI)

4 2 2

Price: $1,180,000
Method: Private Sale
Date: 01/10/2025
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments



25 Rosenthal Cr RESERVOIR 3073 (REI)

5 2 4

Price: $1,150,000
Method: Private Sale
Date: 08/07/2025
Property Type: House

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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