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	28 Hobbs Crescent, Reservoir Vic 3073

Indicative selling price

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

Single price $960,000

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	46 Botha Av RESERVOIR 3073	$970,000	21/06/2025
2	17 Allenby Av RESERVOIR 3073	$990,000	31/05/2025
3	10 Ashfield St RESERVOIR 3073	$965,000	28/04/2025

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: 07/08/2025 09:58

28 Hobbs Crescent, Reservoir Vic 3073

BARRYPLANT



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 920 sqm approx

Agent Comments

Indicative Selling Price
$960,000
Median House Price
June quarter 2025: $915,000

Comparable Properties



46 Botha Av RESERVOIR 3073 (REI)

3 1 4

Price: $970,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 907 sqm approx

Agent Comments



17 Allenby Av RESERVOIR 3073 (REI)

3 1 4

Price: $990,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 1109 sqm approx

Agent Comments



10 Ashfield St RESERVOIR 3073 (VG)

3 - -

Price: $965,000
Method: Sale
Date: 28/04/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 1183 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata .com.au

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