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	58 Lawley Street, Reservoir Vic 3073

Indicative selling price

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

Range between $900,000 & $950,000

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	60 Tracey St RESERVOIR 3073	$900,000	18/10/2025
2	42 Botha Av RESERVOIR 3073	$1,037,500	20/09/2025
3	26 Hughes Pde RESERVOIR 3073	$965,000	13/09/2025

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: 03/11/2025 09:48

58 Lawley Street, Reservoir Vic 3073

BARRYPLANT



Property Type:
Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median House Price
September quarter 2025: $974,250

Comparable Properties



60 Tracey St RESERVOIR 3073 (REI)

3 | 2 | 2

Price: $900,000
Method: Sold Before Auction
Date: 18/10/2025
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments



42 Botha Av RESERVOIR 3073 (REI)

3 | 1 | 4

Price: $1,037,500
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 892 sqm approx

Agent Comments



26 Hughes Pde RESERVOIR 3073 (REI)

3 | 1 | 5

Price: $965,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 750 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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