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	146 Hughes Parade, Reservoir Vic 3073

Indicative selling price

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

Range between $860,000 & $940,000

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	45 Hughes Pde RESERVOIR 3073	$900,000	08/08/2025
2	34 Massey Av RESERVOIR 3073	$865,000	02/07/2025
3	41 Hughes Pde RESERVOIR 3073	$935,000	21/06/2025

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: 14/10/2025 12:35

146 Hughes Parade, Reservoir Vic 3073

JellisCraig

Colin Abbas
03 9403 9300
0414 659 635
colinabbas@jelliscraig.com.au



4 2 3

Rooms: 8
Property Type: House
Land Size: 609m2 sqm approx

Agent Comments

Indicative Selling Price
$860,000 - $940,000
Median House Price
September quarter 2025: $974,250

Comparable Properties



45 Hughes Pde RESERVOIR 3073 (REI/VG)

4 1 1

Price: $900,000
Method: Private Sale
Date: 08/08/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



34 Massey Av RESERVOIR 3073 (REI/VG)

3 1 2

Price: $865,000
Method: Private Sale
Date: 02/07/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



41 Hughes Pde RESERVOIR 3073 (REI/VG)

3 1 2

Price: $935,000
Method: Auction Sale
Date: 21/06/2025
Rooms: 6
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

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