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	17 Ameily Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between $950,000 & $1,045,000

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	17 Hobbs Cr RESERVOIR 3073	$1,015,000	29/09/2025
2	46 Botha Av RESERVOIR 3073	$970,000	21/06/2025
3	1 Hillcroft St RESERVOIR 3073	$1,045,000	03/06/2025

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: 05/11/2025 15:18

17 Ameily Crescent, Reservoir Vic 3073

JellisCraig

Kannan Subramanian
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Indicative Selling Price
$950,000 - $1,045,000
Median House Price
September quarter 2025: $974,250



3 2 2

Property Type: House
Land Size: 474 sqm approx

Agent Comments

Comparable Properties

17 Hobbs Cr RESERVOIR 3073 (REI)

3 1 2

Price: $1,015,000
Method: Sold Before Auction
Date: 29/09/2025
Property Type: House (Res)

Agent Comments



46 Botha Av RESERVOIR 3073 (REI/VG)

3 1 4

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

Agent Comments

1 Hillcroft St RESERVOIR 3073 (VG)

3 - -

Price: $1,045,000
Method: Sale
Date: 03/06/2025
Property Type: House (Res)
Land Size: 349 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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