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	7 Jeffrey Street, Reservoir Vic 3073

Indicative selling price

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

Range between $1,600,000 & $1,700,000

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	14B Wilkinson St RESERVOIR 3073	$1,640,000	24/04/2025
2	18 Joffre St RESERVOIR 3073	$1,661,000	17/04/2025
3	19 Southernhay St RESERVOIR 3073	$1,635,000	08/03/2025

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: 18/08/2025 20:27

7 Jeffrey Street, Reservoir Vic 3073

JellisCraig

Brian Te
03 9070 5095
0477429859
briante@jelliscraig.com.au

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
June quarter 2025: $915,000



5 3 4

Property Type: House
Land Size: 669 sqm approx

Agent Comments

Comparable Properties



14B Wilkinson St RESERVOIR 3073 (REI)

4 3 2

Price: $1,640,000
Method: Private Sale
Date: 24/04/2025
Property Type: House

Agent Comments



18 Joffre St RESERVOIR 3073 (REI/VG)

4 2 4

Price: $1,661,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 742 sqm approx

Agent Comments



19 Southernhay St RESERVOIR 3073 (REI/VG)

4 2 2

Price: $1,635,000
Method: Private Sale
Date: 08/03/2025
Property Type: House
Land Size: 621 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata .com.au

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