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	31 Beatty Street, Reservoir Vic 3073

Indicative selling price

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

Single price $1,749,000

Median sale price

Median price $936,000 Property Type House Suburb Reservoir

Period - From 18/12/2024 to 17/12/2025 Source Property Data

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	5 Hewitt St RESERVOIR 3073	$1,700,000	23/10/2025
2	3 Butters St RESERVOIR 3073	$1,720,000	08/09/2025
3	11 Bellarine St PRESTON 3072	$1,755,000	02/08/2025

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: 18/12/2025 09:58

31 Beatty Street, Reservoir Vic 3073

Nelson Alexander



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,749,000
Median House Price
18/12/2024 - 17/12/2025: $936,000

Comparable Properties



5 Hewitt St RESERVOIR 3073 (REI/VG)

3 2 2

Price: $1,700,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: House (Res)
Land Size: 704 sqm approx

Agent Comments



3 Butters St RESERVOIR 3073 (REI/VG)

4 2 4

Price: $1,720,000
Method: Sold Before Auction
Date: 08/09/2025
Property Type: House (Res)
Land Size: 601 sqm approx

Agent Comments



11 Bellarine St PRESTON 3072 (REI/VG)

4 3 3

Price: $1,755,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9486 1800 | F: 03 9482 2759

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