

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

25 Clinnick Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$800,000

&

\$850,000

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	23 Croft Cr RESERVOIR 3073	\$785,000	28/06/2025
2	1/187 Edwardes St RESERVOIR 3073	\$1,000,000	24/05/2025
3	50 Snapshot Dr COBURG NORTH 3058	\$1,010,000	23/05/2025

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:

04/08/2025 10:35



 2  2  1

Rooms: 4
Property Type: House (Res)
Land Size: 214 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
June quarter 2025: \$915,000

Comparable Properties



23 Croft Cr RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$785,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)



1/187 Edwardes St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House
Land Size: 502 sqm approx



50 Snapshot Dr COBURG NORTH 3058 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,010,000
Method: Sold Before Auction
Date: 23/05/2025
Property Type: House (Res)
Land Size: 146 sqm approx

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