

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

16 Broadhurst Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$910,000

Property Type

House

Suburb

Reservoir

Period - From

01/01/2025

to

31/03/2025

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	41 Hughes Pde RESERVOIR 3073	\$935,000	21/06/2025
2	37 Epstein St RESERVOIR 3073	\$927,000	14/06/2025
3	162 Broadhurst Av RESERVOIR 3073	\$900,000	25/05/2025

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:

23/06/2025 16:12

16 Broadhurst Avenue, Reservoir Vic 3073

Edison Kong
0435 841 615
edisonkong@mcgrath.com.au



3 bedrooms 1 bathroom 1 car

Property Type: House (Res)
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
March quarter 2025: \$910,000

Comparable Properties



41 Hughes Pde RESERVOIR 3073 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

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



37 Epstein St RESERVOIR 3073 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$927,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 516 sqm approx



162 Broadhurst Av RESERVOIR 3073 (REI)

Agent Comments

3 bedrooms 1 bathroom 4 cars

Price: \$900,000
Method: Sold Before Auction
Date: 25/05/2025
Property Type: House (Res)
Land Size: 812 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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