

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

61 Ayr Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$910,000

Property Type House

Suburb Reservoir

Period - From 04/08/2024

to

03/08/2025

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	43 Liston Av RESERVOIR 3073	\$1,164,000	15/07/2025
2	15 Clough Pde RESERVOIR 3073	\$1,150,000	14/06/2025
3	21 Lurline St BUNDOORA 3083	\$1,260,000	07/04/2025

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 17:34

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5 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 766 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
04/08/2024 - 03/08/2025: \$910,000

Comparable Properties



43 Liston Av RESERVOIR 3073 (REI)

Agent Comments

4 2 2

Price: \$1,164,000
Method: Sold Before Auction
Date: 15/07/2025
Property Type: House (Res)



15 Clough Pde RESERVOIR 3073 (REI)

Agent Comments

4 2 4

Price: \$1,150,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 558 sqm approx



21 Lurline St BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 2

Price: \$1,260,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 468 sqm approx