# Property Price Statement

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

**Date prepared** 06/10/2026

**Property offered for sale**

Address
Including suburb and postcode: 21 Howard Street, Reservoir Vic 3073

**Key features of the property**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House | 3 | 2 | 1 | N/A | 330 |

**Indicative selling price**

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $915,000 or Range between: _____ & _____

**Seller's reserve price (if property is to be sold by auction or fixed-date sale)**

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

**Median sale price**

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $977,750 Property type: House Suburb: Reservoir

Period: from 01/07/2025 to 30/06/2026 Source: REIV

**Comparable property sales**

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

**Comparable property 1**

| | | | |
|---|---|---|---|
| Address | 21 Henty St RESERVOIR 3073 | | |
| Sale price | $930,000 | Date of sale | 03/10/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House (Res) | 3 | 1 | 3 | N/A | 558 |

**Comparable property 2**

| | | | |
|---|---|---|---|
| Address | 1/8 Palm Av RESERVOIR 3073 | | |
| Sale price | $892,000 | Date of sale | 29/06/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House | 3 | 1 | 1 | N/A | 268 |

**Comparable property 3**

| | | | |
|---|---|---|---|
| Address | 32a Mccoll St RESERVOIR 3073 | | |
| Sale price | $875,000 | Date of sale | 04/06/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| House | 3 | 1 | 2 | N/A | 512 |

## Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

## Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=b0bd438b809bee0c54fd0ef215cd1a8a

# 21 Howard Street, Reservoir Vic 3073

Nelson Alexander



3 2 1

**Property Type:** House
**Land Size:** 330 sqm approx

Agent Comments

**Indicative Selling Price**
$915,000
**Median House Price**
Year ending June 2026: $977,750

## Comparable Properties



**21 Henty St RESERVOIR 3073 (REI)**

3 1 3

**Price:** $930,000
**Method:** Auction Sale
**Date:** 03/10/2026
**Property Type:** House (Res)
**Land Size:** 558 sqm approx

Agent Comments



**1/8 Palm Av RESERVOIR 3073 (REI)**

3 1 1

**Price:** $892,000
**Method:** Private Sale
**Date:** 29/06/2026
**Property Type:** House
**Land Size:** 268 sqm approx

Agent Comments



**32a Mccoll St RESERVOIR 3073 (REI)**

3 1 2

**Price:** $875,000
**Method:** Private Sale
**Date:** 04/06/2026
**Property Type:** House
**Land Size:** 512 sqm approx

Agent Comments

**Account** - Nelson Alexander

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