

# 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

6 Henty Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,050,000

### 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 | 3 Whitby St RESERVOIR 3073     | \$1,050,000 | 05/06/2025   |
| 2 | 2 York St RESERVOIR 3073       | \$1,110,000 | 22/05/2025   |
| 3 | 21 Excelsior St RESERVOIR 3073 | \$1,050,000 | 17/05/2025   |

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:

06/08/2025 10:30



 3    1    3

**Property Type:** House  
**Land Size:** 675 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,050,000  
**Median House Price**  
June quarter 2025: \$915,000

## Comparable Properties

**3 Whitby St RESERVOIR 3073 (REI)**

**Agent Comments**

 4    1    1

**Price:** \$1,050,000  
**Method:**  
**Date:** 05/06/2025  
**Property Type:** House

**2 York St RESERVOIR 3073 (VG)**

**Agent Comments**

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**Price:** \$1,110,000  
**Method:** Sale  
**Date:** 22/05/2025  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 640 sqm approx



**21 Excelsior St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 545 sqm approx

**Account - Barry Plant** | P: 03 94605066 | F: 03 94605100