

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 Goulburn Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$990,000 & \$1,089,000

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	2 Clunes St KINGSBURY 3083	\$1,200,000	19/06/2025
2	22 Keilor Av RESERVOIR 3073	\$1,066,000	24/05/2025
3	31 Rathcown Rd RESERVOIR 3073	\$1,000,000	19/03/2025

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:

21/07/2025 11:00

Maggie Sun

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Indicative Selling Price

\$990,000 - \$1,089,000

Median House Price

June quarter 2025: \$915,000



8 2 2

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



2 Clunes St KINGSBURY 3083 (REI)

Agent Comments

8 2 3

Price: \$1,200,000

Method: Private Sale

Date: 19/06/2025

Rooms: 10

Property Type: House (Res)

Land Size: 816 sqm approx



22 Keilor Av RESERVOIR 3073 (REI)

Agent Comments

5 1 5

Price: \$1,066,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 592 sqm approx



31 Rathcown Rd RESERVOIR 3073 (REI/VG)

Agent Comments

5 2 6

Price: \$1,000,000

Method: Private Sale

Date: 19/03/2025

Property Type: House (Res)

Land Size: 750 sqm approx

3beds+1bath in main house
2beds+1bath in Granny Flat

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