Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 67 Kirby Street, Reservoir Vic 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$860,000								
Median sale price									
Median price	\$900,000	Property Type House			Suburb	Reservoir			
Period - From	21/06/2024	to	20/06/2025	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.

Add	dress of comparable property	Price	Date of sale
1	62 Green Av KINGSBURY 3083	\$860,000	22/05/2025
2	6 Cynga St PRESTON 3072	\$900,000	19/05/2025
3	35 Seston St RESERVOIR 3073	\$865,000	13/05/2025

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.

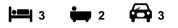
This Statement of Information was prepared on:

21/06/2025 11:13









Property Type: House Agent Comments

Indicative Selling Price \$860,000 Median House Price 21/06/2024 - 20/06/2025: \$900,000

Comparable Properties

	62 Green Av KINGSBURY 3083 (REI) A 1 1 1 Price: \$860,000 Method: Sold Before Auction Date: 22/05/2025 Property Type: House (Res) Land Size: 476 sqm approx	Agent Comments
	6 Cynga St PRESTON 3072 (REI) 3 1 1 1 Price: \$900,000 Method: Private Sale Date: 19/05/2025 Property Type: House Land Size: 694 sqm approx	Agent Comments
Sold	35 Seston St RESERVOIR 3073 (REI) ■ 3 ■ 1 □ 1 Price: \$865,000 Method: Private Sale Date: 13/05/2025 Property Type: House (Res)	Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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