

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

67 Kirby Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$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.

	Address 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



3 2 3

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)

Agent Comments

3 1 1

Price: \$860,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: House (Res)
Land Size: 476 sqm approx



6 Cynga St PRESTON 3072 (REI)

Agent Comments

3 1 1

Price: \$900,000
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 694 sqm approx



35 Seston St RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$865,000
Method: Private Sale
Date: 13/05/2025
Property Type: House (Res)

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



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