

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

2 Davidson Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$910,000

Property Type House

Suburb Reservoir

Period - From 01/01/2025

to

31/03/2025

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	36 Pallant Av RESERVOIR 3073	\$1,081,000	14/06/2025
2	169 Glasgow Av RESERVOIR 3073	\$1,000,000	17/05/2025
3	13 Ryan St RESERVOIR 3073	\$950,000	12/03/2025

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:

01/07/2025 10:34



Property Type: House (Previously Occupied - Detached)
Land Size: 892 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,050,000
Median House Price
 March quarter 2025: \$910,000

Comparable Properties



36 Pallant Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,081,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 840 sqm approx



169 Glasgow Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House
Land Size: 892 sqm approx



13 Ryan St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$950,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: House (Res)
Land Size: 921 sqm approx

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