

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

9 O'dowd Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 15/04/2025 to 14/04/2026 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	5 Joffre St RESERVOIR 3073	\$1,300,000	25/03/2026
2	42 Drysdale St RESERVOIR 3073	\$1,317,000	28/02/2026
3	56 Tambo Av RESERVOIR 3073	\$1,325,000	28/02/2026

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.~~

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

15/04/2025 - 14/04/2026: \$950,000



Property Type: House (Previously Occupied - Detached)

Land Size: 669 sqm approx

Agent Comments

Comparable Properties



5 Joffre St RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 25/03/2026

Rooms: 5

Property Type: House (Res)

Land Size: 538 sqm approx

42 Drysdale St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,317,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 748 sqm approx



56 Tambo Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$1,325,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 637 sqm approx