### 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	39 St Vigeons Road, Reservoir Vic 3073
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$820,000	&	\$900,000
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#### Median sale price

Median price	\$920,000	Pro	perty Type	House		Suburb	Reservoir
Period - From	26/11/2024	to	25/11/2025		Source	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	36 Charlton Cr RESERVOIR 3073	\$810,000	22/11/2025
2	74 Lloyd Av RESERVOIR 3073	\$910,250	22/11/2025
3	12 Johnson St RESERVOIR 3073	\$870,000	21/11/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/11/2025 16:23



# **M**c**Grath**

Gino Vernucci 03 9489 9422 0403510286 ginovernucci@mcgrath.com.au

Indicative Selling Price \$820,000 - \$900,000 Median House Price 26/11/2024 - 25/11/2025: \$920,000



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**Property Type:** House (Res) **Land Size:** 743 sqm approx

Agent Comments

# Comparable Properties



36 Charlton Cr RESERVOIR 3073 (REI)

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1

**a** 4

Price: \$810,000 Method: Auction Sale Date: 22/11/2025

Rooms: 5

**Property Type:** House (Res) **Land Size:** 651 sqm approx

**Agent Comments** 



74 Lloyd Av RESERVOIR 3073 (REI)

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2

2

**Agent Comments** 

Price: \$910,250 Method: Auction Sale Date: 22/11/2025

Property Type: House (Res)



12 Johnson St RESERVOIR 3073 (REI)

3

**—** 

2

3073 (i

Price: \$870,000

Method: Sold Before Auction

Date: 21/11/2025 Property Type: House Land Size: 806 sqm approx **Agent Comments** 

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614





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