

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

39 St Vigeons Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$920,000 Property Type House Suburb Reservoir

Period - From 26/11/2024 to 25/11/2025 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.

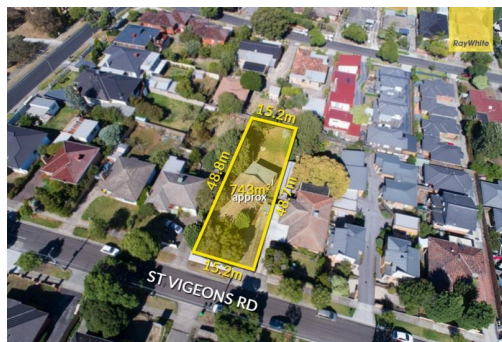
	Address of comparable property	Price	Date of sale
1	36 Charlton Cr RESERVOIR 3073	\$810,000	22/11/2025
2	74 Lloyd Av RESERVOIR 3073	\$910,250	22/11/2025
3	12 Johnson St RESERVOIR 3073	\$870,000	21/11/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties 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



Property Type: House (Res)

Land Size: 743 sqm approx

Agent Comments

Comparable Properties



36 Charlton Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$810,000

Method: Auction Sale

Date: 22/11/2025

Rooms: 5

Property Type: House (Res)

Land Size: 651 sqm approx



74 Lloyd Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$910,250

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)



12 Johnson St RESERVOIR 3073 (REI)

Agent Comments



Price: \$870,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: House

Land Size: 806 sqm approx