

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

29b Dwyer Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$960,000

Property Type House

Suburb Reservoir

Period - From 17/07/2025

to

16/07/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	13a Horton St RESERVOIR 3073	\$1,390,000	18/04/2026
2	31a Locksley Av RESERVOIR 3073	\$1,400,000	20/02/2026
3	17a Monash St RESERVOIR 3073	\$1,300,000	29/11/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/07/2026 15:47



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
17/07/2025 - 16/07/2026: \$960,000

Comparable Properties



13a Horton St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,390,000
Method: Private Sale
Date: 18/04/2026
Property Type: House
Land Size: 289 sqm approx



31a Locksley Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Sold Before Auction
Date: 20/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 280 sqm approx



17a Monash St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 304 sqm approx