

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

30 York Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$1,180,000

&

\$1,250,000

Median sale price

Median price

\$960,000

Property Type

House

Suburb

Reservoir

Period - From

13/08/2025

to

12/08/2026

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	7 Wattle Gr RESERVOIR 3073	\$1,240,000	13/06/2026
2	8 Station St RESERVOIR 3073	\$1,190,000	03/06/2026
3	12 Crispe St RESERVOIR 3073	\$1,180,000	18/04/2026

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.~~

This Statement of Information was prepared on:

13/08/2026 15:02



3
 1
 2

Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,250,000

Median House Price

13/08/2025 - 12/08/2026: \$960,000

Comparable Properties



7 Wattle Gr RESERVOIR 3073 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,240,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 540 sqm approx



8 Station St RESERVOIR 3073 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,190,000

Method: Private Sale

Date: 03/06/2026

Property Type: House

Land Size: 540 sqm approx



12 Crispe St RESERVOIR 3073 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,180,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 627 sqm approx

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