

## 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

791 PLENTY ROAD RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Reservoir

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

### 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 6 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

6 BUTTERS STREET RESERVOIR VIC 3073	\$1,050,000	06-Dec-25
58 LAWLEY STREET RESERVOIR VIC 3073	\$1,150,000	22-Nov-25
2 COMPTON STREET RESERVOIR VIC 3073	\$1,095,000	22-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 20 January 2026



**6 BUTTERS STREET RESERVOIR  
VIC 3073**

3 1 1

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **06-Dec-25**

Distance **1.88km**



**58 LAWLEY STREET RESERVOIR  
VIC 3073**

3 1 2

Sold Price **\$1,150,000** Sold Date **22-Nov-25**

Distance **3.82km**



**2 COMPTON STREET RESERVOIR  
VIC 3073**

3 2 1

Sold Price <sup>RS</sup> **\$1,095,000** Sold Date **22-Nov-25**

Distance **2.02km**

RS = Recent sale

UN = Undisclosed Sale

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