

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

23 Morris Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$960,000 Property Type House Suburb Reservoir

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	13 Anstey Av RESERVOIR 3073	\$732,000	04/05/2026
2	34 Invermay St RESERVOIR 3073	\$722,000	14/04/2026
3	68 Dumbarton St RESERVOIR 3073	\$752,000	26/03/2026

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:

26/05/2026 10:42



3 bedrooms, 1 bathroom, 2 cars

Property Type: House
Land Size: 486 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending March 2026: \$960,000

Comparable Properties



13 Anstey Av RESERVOIR 3073 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 3 cars

Price: \$732,000
Method:
Date: 04/05/2026
Property Type: House



34 Invermay St RESERVOIR 3073 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$722,000
Method:
Date: 14/04/2026
Property Type: House



68 Dumbarton St RESERVOIR 3073 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 1 car

Price: \$752,000
Method:
Date: 26/03/2026
Property Type: House

Account - VICPROP | P: 03 8888 1011



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