

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

16 Nicholson Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$950,000 Property Type House Suburb Reservoir

Period - From 01/01/2025 to 31/12/2025 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	35 Erskine Av RESERVOIR 3073	\$813,000	14/03/2026
2	14 Clements Gr RESERVOIR 3073	\$846,000	07/03/2026
3	32 Andrews Av RESERVOIR 3073	\$850,000	08/12/2025

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: 16/03/2026 14:51



4 1 1

Rooms: 6
Property Type: House
Land Size: approx 698 sqm
 approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median House Price
 Year ending December 2025: \$950,000

Comparable Properties



35 Erskine Av RESERVOIR 3073 (REI)

Agent Comments

2 1 1

Price: \$813,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 656 sqm approx



14 Clements Gr RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$846,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 697 sqm approx



32 Andrews Av RESERVOIR 3073 (REI)

Agent Comments

4 2 2

Price: \$850,000
Method: Private Sale
Date: 08/12/2025
Rooms: 6
Property Type: House (Res)
Land Size: 399 sqm approx

Account - Love & Co



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