

## 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

7A ACADEMY AVENUE 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$654,000

Property type

Unit

Suburb

Reservoir

Period-from

01 May 2025

to

30 Apr 2026

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

1/22 FURZER STREET PRESTON VIC 3072	\$950,000	25-Feb-26
2/1 MARITANA AVENUE RESERVOIR VIC 3073	\$1,078,000	07-Feb-26

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: 29 May 2026



**1/22 FURZER STREET PRESTON  
VIC 3072**

 3
  2
  2

Sold Price **\$950,000** Sold Date **25-Feb-26**

Distance **0.75km**



**2/1 MARITANA AVENUE  
RESERVOIR VIC 3073**

 3
  2
  1

Sold Price **\$1,078,000** Sold Date **07-Feb-26**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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