

## 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

5 RESERVOIR STREET 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Reservoir

Period-from

01 Jun 2025

to

31 May 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

25 MACARTNEY STREET RESERVOIR VIC 3073	\$1,121,000	19-May-26
82 BROADHURST AVENUE RESERVOIR VIC 3073	\$1,122,500	16-Apr-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: 06 June 2026

Vijet. Shetty  
M 04432407840  
E vijeth.shetty@onegrouprealty.com.au



**25 MACARTNEY STREET  
RESERVOIR VIC 3073**

3 2 3

Sold Price <sup>RS</sup> **\$1,121,000** Sold Date **19-May-26**

Distance **1.45km**



**82 BROADHURST AVENUE  
RESERVOIR VIC 3073**

3 1 1

Sold Price **\$1,122,500** Sold Date **16-Apr-26**

Distance **1.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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