

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

45 Churchill Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$915,000

Property Type

House

Suburb

Reservoir

Period - From

01/04/2025

to

30/06/2025

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	4 Cheviot Rd CAMPBELLFIELD 3061	\$708,000	05/07/2025
2	91 Major Rd FAWKNER 3060	\$731,000	07/06/2025
3	3 Ziemba Ct THOMASTOWN 3074	\$730,000	10/05/2025

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:

10/07/2025 14:02

45 Churchill Avenue, Reservoir Vic 3073



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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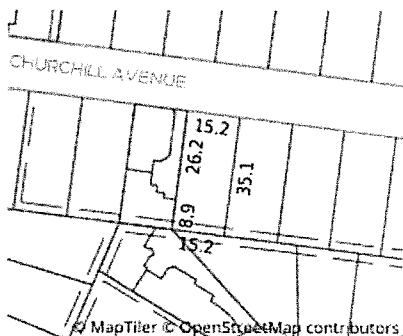
isaac@billschlink.com.au

Indicative Selling Price

\$720,000

Median House Price

June quarter 2025: \$915,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



4 Cheviot Rd CAMPBELLFIELD 3061 (REI)

Agent Comments



Price: \$708,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)



91 Major Rd FAWKNER 3060 (REI)

Agent Comments



Price: \$731,000

Method: Auction Sale

Date: 07/06/2025

Property Type: House

Land Size: 620 sqm approx



3 Zieme Ct THOMASTOWN 3074 (REI)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

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