

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

1 Kia Ora Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,230,000

&

\$1,300,000

Median sale price

Median price \$950,000

Property Type House

Suburb Reservoir

Period - From 01/01/2026

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	7 Wattle Gr RESERVOIR 3073	\$1,240,000	13/06/2026
2	27 Henty St RESERVOIR 3073	\$1,300,000	01/05/2026
3	165 Spring St RESERVOIR 3073	\$1,232,000	10/04/2026

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:

23/06/2026 12:49



3 1 2

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



7 Wattle Gr RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$1,240,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 540 sqm approx



27 Henty St RESERVOIR 3073 (REI)

Agent Comments

3 2 4

Price: \$1,300,000

Method: Sold Before Auction

Date: 01/05/2026

Property Type: House (Res)

Land Size: 540 sqm approx



165 Spring St RESERVOIR 3073 (REI/VG)

Agent Comments

3 2 2

Price: \$1,232,000

Method: Sold Before Auction

Date: 10/04/2026

Property Type: House (Res)

Land Size: 357 sqm approx