

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

160 Broadway, Reservoir Vic 3073

Indicative selling price

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

Range between \$900,000

&

\$950,000

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	83 Crookston Rd RESERVOIR 3073	\$906,500	13/11/2025
2			
3			

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:

14/04/2026 13:42



Property Type: House (Previously Occupied - Detached)
Land Size: 637 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
March quarter 2026: \$950,000

Comparable Properties



83 Crookston Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$906,500
Method: Private Sale
Date: 13/11/2025
Property Type: House
Land Size: 636 sqm approx

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.