

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

2 Botha Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between

\$750,000

&

\$800,000

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	243 Mahoneys Rd RESERVOIR 3073	\$735,000	16/05/2026
2	26 Lloyd Av RESERVOIR 3073	\$790,000	15/04/2026
3	17 Colthur St RESERVOIR 3073	\$818,000	14/03/2026

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:

03/06/2026 14:16



Property Type: House (Previously Occupied - Detached)

Land Size: 548 sqm approx

Agent Comments

Comparable Properties

243 Mahoneys Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$735,000

Method:

Date: 16/05/2026

Property Type: House



26 Lloyd Av RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 15/04/2026

Property Type: House

Land Size: 544 sqm approx



17 Colthur St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$818,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 418 sqm approx