

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

44 Tambo Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$951,500

Property Type House

Suburb Reservoir

Period - From 01/04/2026

to

30/06/2026

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	28 Locksley Av RESERVOIR 3073	\$1,280,000	12/09/2026
2	141 North Rd RESERVOIR 3073	\$1,240,000	01/08/2026
3	48 Malpas St PRESTON 3072	\$1,250,000	01/08/2026

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:

28/09/2026 10:31

Stephanie Lentini
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 3  1  4

Property Type: House (Res)
Land Size: 637 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median House Price
June quarter 2026: \$951,500

Comparable Properties



28 Locksley Av RESERVOIR 3073 (REI)

Agent Comments

 3  1  4

Price: \$1,280,000
Method: Auction Sale
Date: 12/09/2026
Property Type: House (Res)
Land Size: 524 sqm approx

141 North Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  4

Price: \$1,240,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 627 sqm approx



48 Malpas St PRESTON 3072 (REI)

Agent Comments

 3  1  3

Price: \$1,250,000
Method: Auction Sale
Date: 01/08/2026
Rooms: 5
Property Type: House (Res)
Land Size: 534 sqm approx