

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

612 Gilbert Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

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	17 Bischoff St PRESTON 3072	\$1,155,000	10/07/2026
2	3 Bernard St RESERVOIR 3073	\$1,086,525	02/06/2026
3	19 Pershing St RESERVOIR 3073	\$1,150,000	18/04/2026

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:

20/08/2026 14:41

Kannan Subramanian
03 9070 5095
0411 711 232

kannansubramanian@jelliscraig.com.au

Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

June quarter 2026: \$951,500



2 1 2

Property Type: House
Land Size: 622 sqm approx
Agent Comments

Comparable Properties



17 Bischoff St PRESTON 3072 (REI)

Agent Comments

3 1 2

Price: \$1,155,000
Method: Private Sale
Date: 10/07/2026
Property Type: House (Res)
Land Size: 650 sqm approx

3 Bernard St RESERVOIR 3073 (REI)

Agent Comments

3 1 3

Price: \$1,086,525
Method: Private Sale
Date: 02/06/2026
Property Type: House (Res)
Land Size: 650 sqm approx



19 Pershing St RESERVOIR 3073 (REI)

Agent Comments

3 1 4

Price: \$1,150,000
Method: Auction Sale
Date: 18/04/2026
Rooms: 6
Property Type: House (Res)
Land Size: 789 sqm approx

Account - Jellis Craig | P: 03 9070 5095