

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

63 Botha Avenue, 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	31 Pickett St RESERVOIR 3073	\$950,000	11/05/2026
2	22 Merrilands Rd RESERVOIR 3073	\$900,500	25/04/2026
3	1055 High St RESERVOIR 3073	\$965,000	21/01/2026

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:

27/05/2026 10:39

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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

March quarter 2026: \$950,000



3 1 2

Property Type: House

Land Size: 904 sqm approx

Agent Comments

Comparable Properties



31 Pickett St RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$950,000

Method: Private Sale

Date: 11/05/2026

Property Type: House (Res)

Land Size: 929 sqm approx



22 Merrilands Rd RESERVOIR 3073 (REI)

Agent Comments

3 1 2

Price: \$900,500

Method: Auction Sale

Date: 25/04/2026

Property Type: House (Res)

Land Size: 888 sqm approx



1055 High St RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 4

Price: \$965,000

Method: Private Sale

Date: 21/01/2026

Property Type: House

Land Size: 955 sqm approx

Account - Jellis Craig | P: 03 9403 9300