

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

73 Burbank Drive, Reservoir Vic 3073

Indicative selling price

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

Range between \$825,000 & \$875,000

Median sale price

Median price \$1,005,000 Property Type House Suburb Reservoir

Period - From 01/10/2025 to 31/12/2025 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	11 Tunaley Pde RESERVOIR 3073	\$940,000	23/02/2026
2	7 Tunaley Pde RESERVOIR 3073	\$890,000	04/10/2025
3	27 Burbank Dr RESERVOIR 3073	\$880,000	13/09/2025

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:

11/03/2026 11:58

73 Burbank Drive, Reservoir Vic 3073

Stephanie Lentini
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3 1 4

Property Type: House

Agent Comments

Indicative Selling Price

\$825,000 - \$875,000

Median House Price

December quarter 2025: \$1,005,000

Comparable Properties



11 Tunaley Pde RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$940,000

Method: Sold Before Auction

Date: 23/02/2026

Rooms: 4

Property Type: House (Res)

Land Size: 586 sqm approx



7 Tunaley Pde RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 4

Price: \$890,000

Method: Auction Sale

Date: 04/10/2025

Rooms: 6

Property Type: House (Res)

Land Size: 591 sqm approx



27 Burbank Dr RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 5

Price: \$880,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 593 sqm approx

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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