

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 39 St Vigeons Road, Reservoir Vic 3073
Including suburb and postcode

Indicative selling price

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

Single price \$949,000

Median sale price

Median price \$940,000 Property Type House Suburb Reservoir
Period - From 23/12/2024 to 22/12/2025 Source Property Data

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 26 Erskine Av RESERVOIR 3073	\$982,000	14/11/2025
2 15 Glasgow Av RESERVOIR 3073	\$950,000	25/10/2025
3 28 Hobbs Cr RESERVOIR 3073	\$950,000	26/09/2025

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:

23/12/2025 11:08



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1



3

Property Type: House (Res)

Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price

\$949,000

Median House Price

23/12/2024 - 22/12/2025: \$940,000

Comparable Properties



26 Erskine Av RESERVOIR 3073 (REI)



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1



6

Agent Comments

Price: \$982,000

Method: Private Sale

Date: 14/11/2025

Property Type: House

Land Size: 700 sqm approx



15 Glasgow Av RESERVOIR 3073 (REI)



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1



2

Agent Comments

Price: \$950,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 965 sqm approx



28 Hobbs Cr RESERVOIR 3073 (REI/VG)



3



1



2

Agent Comments

Price: \$950,000

Method: Private Sale

Date: 26/09/2025

Property Type: House (Res)

Land Size: 920 sqm approx

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