

# 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

162 Broadhurst Avenue, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000 & \$880,000

### Median sale price

Median price \$910,000 Property Type House Suburb Reservoir

Period - From 01/01/2025 to 31/03/2025 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	2 Mccasker Av RESERVOIR 3073	\$880,000	22/02/2025
2	51 Allenby Av RESERVOIR 3073	\$865,000	14/12/2024
3	22 Callander St RESERVOIR 3073	\$880,000	19/10/2024

**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:

08/04/2025 17:55



3   1   2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 817 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$830,000 - \$880,000  
**Median House Price**  
 March quarter 2025: \$910,000

## Comparable Properties

2 Mccasker Av RESERVOIR 3073 (REI)

Agent Comments

-   -   -

**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)



51 Allenby Av RESERVOIR 3073 (REI)

Agent Comments

3   1   4

**Price:** \$865,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)  
**Land Size:** 862 sqm approx



22 Callander St RESERVOIR 3073 (REI)

Agent Comments

3   1   6

**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx

Account - Love & Co



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