

# 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

4/42 Kelsby Street, 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 \$350,000 & \$385,000

### Median sale price

Median price \$660,000 Property Type Unit Suburb Reservoir

Period - From 01/04/2025 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	6/165 Edwardes St RESERVOIR 3073	\$385,000	17/04/2026
2	10/853 High St RESERVOIR 3073	\$368,000	14/04/2026
3	5/42 Kelsby St RESERVOIR 3073	\$370,000	13/04/2026

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:

04/05/2026 12:05



 1   
  1   
  1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$350,000 - \$385,000

**Median Unit Price**

Year ending March 2026: \$660,000

## Comparable Properties



**6/165 Edwardes St RESERVOIR 3073 (REI)**

Agent Comments

 1   
  1   
  1

**Price:** \$385,000

**Method:** Private Sale

**Date:** 17/04/2026

**Rooms:** 2

**Property Type:** Unit



**10/853 High St RESERVOIR 3073 (REI)**

Agent Comments

 1   
  1   
  1

**Price:** \$368,000

**Method:** Private Sale

**Date:** 14/04/2026

**Property Type:** Apartment

**5/42 Kelsby St RESERVOIR 3073 (REI)**

Agent Comments

 1   
  1   
  1

**Price:** \$370,000

**Method:** Private Sale

**Date:** 13/04/2026

**Property Type:** Unit

Account - Love & Co



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