

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

7 MENDIP ROAD RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,099,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$917,250

Property type

House

Suburb

Reservoir

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

22 KEILOR AVENUE RESERVOIR VIC 3073	\$1,066,000	24-May-25
38 CUTHBERT ROAD RESERVOIR VIC 3073	\$1,065,000	08-Jul-25
38 FRANKSTON STREET RESERVOIR VIC 3073	\$1,190,000	05-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 28 October 2025

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**22 KEILOR AVENUE RESERVOIR
VIC 3073**

2 1 5

Sold Price **\$1,066,000** Sold Date **24-May-25**

Distance **1.07km**



**38 CUTHBERT ROAD RESERVOIR
VIC 3073**

2 1 2

Sold Price **\$1,065,000** Sold Date **08-Jul-25**

Distance **0.82km**



**38 FRANKSTON STREET
RESERVOIR VIC 3073**

2 1 1

Sold Price **\$1,190,000** Sold Date **05-Jul-25**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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