

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

87 Massey Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$977,750

Property Type House

Suburb Reservoir

Period - From 01/07/2025

to

30/06/2026

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	63 Botha Av RESERVOIR 3073	\$1,055,000	20/06/2026
2	184 Leamington St RESERVOIR 3073	\$979,000	23/05/2026
3	27 Moira Av RESERVOIR 3073	\$960,000	27/03/2026

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:

09/09/2026 10:43



 3  1  4

Rooms: 7

Property Type: House

Land Size: 890 sqm approx

Agent Comments

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

Year ending June 2026: \$977,750

Comparable Properties



63 Botha Av RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$1,055,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 904 sqm approx



184 Leamington St RESERVOIR 3073 (REI)

Agent Comments

 4  2  2

Price: \$979,000

Method: Auction Sale

Date: 23/05/2026

Rooms: 6

Property Type: House (Res)

Land Size: 527 sqm approx



27 Moira Av RESERVOIR 3073 (REI)

Agent Comments

 4  2  2

Price: \$960,000

Method: Sold Before Auction

Date: 27/03/2026

Property Type: House (Res)

Land Size: 544 sqm approx

Account - Love & Co