

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

130 HUGHES PARADE 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Reservoir

Period-from

01 Jan 2025

to

31 Dec 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

146 HUGHES PARADE RESERVOIR VIC 3073	\$995,000	22-Nov-25
170 HUGHES PARADE RESERVOIR VIC 3073	\$1,100,000	03-Oct-25
3 TAMARA COURT THOMASTOWN VIC 3074	\$1,060,000	17-Sep-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: 07 January 2026

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146 HUGHES PARADE RESERVOIR VIC 3073

4 2 3

Sold Price ^{RS} **\$995,000** ^{UN} Sold Date **22-Nov-25**

Distance **0.16km**

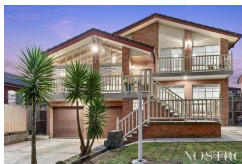


170 HUGHES PARADE RESERVOIR VIC 3073

4 1 1

Sold Price **\$1,100,000** Sold Date **03-Oct-25**

Distance **0.42km**



3 TAMARA COURT THOMASTOWN VIC 3074

5 4 2

Sold Price **\$1,060,000** Sold Date **17-Sep-25**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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