

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

17 Thrower Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$951,500 Property Type House Suburb Reservoir

Period - From 01/04/2026 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	8 Dyson St RESERVOIR 3073	\$685,000	25/03/2026
2	1 Jenkin St RESERVOIR 3073	\$670,000	07/04/2026
3			

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:

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Indicative Selling Price

\$600,000 - \$660,000

Median House Price

June quarter 2026: \$951,500



2 1 2

Property Type: House

Land Size: 464.5 sqm approx

Agent Comments

Comparable Properties

8 Dyson St RESERVOIR 3073 (VG)

Agent Comments

2 - -

Price: \$685,000

Method: Sale

Date: 25/03/2026

Property Type: House (Previously Occupied - Detached)

Land Size: 499 sqm approx



1 Jenkin St RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$670,000

Method: Private Sale

Date: 07/04/2026

Property Type: House

Land Size: 327 sqm approx

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.