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	2/47 ST VIGEONS 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~~		or range between	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$629,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Jul 2024	to	30 Jun 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
3/54-56 ST VIGEONS ROAD RESERVOIR VIC 3073	$565,000	11-Mar-25
1/146 ST VIGEONS ROAD RESERVOIR VIC 3073	$605,000	12-Jul-25
2/7 ELSEY ROAD RESERVOIR VIC 3073	$607,000	15-Mar-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: 29 July 2025

Gavin Johnston
P 0434991907
M 0434991907
E gjohnston@hockingstuart.com



3/54-56 ST VIGEONS ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **$565,000** Sold Date **11-Mar-25**

Distance **0.1km**



1/146 ST VIGEONS ROAD RESERVOIR VIC 3073

2 1 1

Sold Price RS **$605,000** Sold Date **12-Jul-25**

Distance **0.76km**



2/7 ELSEY ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **$607,000** Sold Date **15-Mar-25**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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