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	32A Mccoll Street, Reservoir Vic 3073

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $950,000 Property Type House Suburb Reservoir

Period - From 01/01/2026 to 31/03/2026 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	6 Kyneton Av RESERVOIR 3073	$847,500	19/12/2025
2	122 Tyler St PRESTON 3072	$855,000	17/02/2026
3	60 Winter Cr RESERVOIR 3073	$880,000	23/02/2026

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: 07/05/2026 21:04

32A Mccoll Street, Reservoir Vic 3073

JellisCraig

Laura Mancin
03 9070 5095
0419 343 928
lauramancin@jelliscraig.com.au



3 1 2

Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
March quarter 2026: $950,000

Comparable Properties



6 Kyneton Av RESERVOIR 3073 (REI/VG)

3 1 1

Price: $847,500
Method: Private Sale
Date: 19/12/2025
Property Type: House (Res)
Land Size: 594 sqm approx

Agent Comments



122 Tyler St PRESTON 3072 (REI/VG)

3 1 4

Price: $855,000
Method: Private Sale
Date: 17/02/2026
Property Type: House
Land Size: 517 sqm approx

Agent Comments



60 Winter Cr RESERVOIR 3073 (REI/VG)

3 1 2

Price: $880,000
Method: Sold Before Auction
Date: 23/02/2026
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata .com.au

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