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	4/6 MCCOMAS STREET 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	$520,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$920,000	Property type	House	Suburb	Reservoir
Period-from	01 Nov 2024	to	31 Oct 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
2/6 MCCOMAS STREET RESERVOIR VIC 3073	$541,000	21-May-25
2/19 MCCOMAS STREET RESERVOIR VIC 3073	$572,000	16-Jul-25
1/24 CREVELLI STREET RESERVOIR VIC 3073	$600,000	30-Apr-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: 21 November 2025

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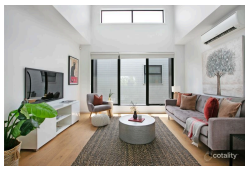

2/6 MCCOMAS STREET RESERVOIR VIC 3073

2 1 1

Sold Price **$541,000** Sold Date **21-May-25**

Distance **0km**



2/19 MCCOMAS STREET RESERVOIR VIC 3073

2 1 1

Sold Price **$572,000** Sold Date **16-Jul-25**

Distance **0.22km**



1/24 CREVELLI STREET RESERVOIR VIC 3073

2 1 1

Sold Price **$600,000** Sold Date **30-Apr-25**

Distance **0.41km**

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

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