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	3 Lane Crescent, Reservoir Vic 3073

Indicative selling price

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

Range between $730,000 & $780,000

Median sale price

Median price $685,000 Property Type Unit Suburb Reservoir

Period - From 01/07/2025 to 30/09/2025 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	2/127 St Vigeons Rd RESERVOIR 3073	$730,000	04/08/2025
2	5/83-85 Howard St RESERVOIR 3073	$775,000	27/06/2025
3	5/20-22 Thackeray Rd RESERVOIR 3073	$766,000	19/06/2025

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: 27/10/2025 09:36

3 Lane Crescent, Reservoir Vic 3073

JellisCraig

David Major
03 9070 5095
0405 690 761
davidmajor@jelliscraig.com.au



2 2 2

Property Type: Townhouse (Single)
Land Size: 266m2 sqm approx

Indicative Selling Price
$730,000 - $780,000
Median Unit Price
September quarter 2025: $685,000

Agent Comments

Well built Townhome on coveted street facing corner block with front yard on title, near public transport, amenities and cafes and restaurants

Comparable Properties



2/127 St Vigeons Rd RESERVOIR 3073 (REI/VG)

2 1 1

Price: $730,000
Method: Private Sale
Date: 04/08/2025
Property Type: Townhouse (Single)

Agent Comments



5/83-85 Howard St RESERVOIR 3073 (REI)

2 1 1

Price: $775,000
Method: Private Sale
Date: 27/06/2025
Property Type: Townhouse (Single)

Agent Comments



5/20-22 Thackeray Rd RESERVOIR 3073 (REI)

2 2 2

Price: $766,000
Method: Private Sale
Date: 19/06/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

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