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	85 ARUNDEL AVENUE 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$905,000	Property type	House	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 BURBANK DRIVE RESERVOIR VIC 3073	$825,000	24-May-25
7 BRAITHWAITE STREET RESERVOIR VIC 3073	$850,000	24-May-25
70 TUNALEY PARADE RESERVOIR VIC 3073	$830,000	26-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: 31 July 2025

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3 BURBANK DRIVE RESERVOIR VIC 3073

3 1 2

Sold Price **$825,000** Sold Date **24-May-25**

Distance **0.86km**



7 BRAITHWAITE STREET RESERVOIR VIC 3073

3 1 1

Sold Price RS **$850,000** Sold Date **24-May-25**

Distance **1.34km**



70 TUNALEY PARADE RESERVOIR VIC 3073

3 1 1

Sold Price **$830,000** Sold Date **26-Apr-25**

Distance **1.35km**

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

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