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	6 TUNALEY PARADE 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	$650,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$920,000	Property type	Other	Suburb	Reservoir
Period-from	01 Dec 2024	to	30 Nov 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
16 ELIZABETH COURT RESERVOIR VIC 3073	$730,000	08-Nov-25
133 BOLDREWOOD PARADE RESERVOIR VIC 3073	$662,500	30-Aug-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.

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16 ELIZABETH COURT RESERVOIR VIC 3073

2 1 2

Sold Price **$730,000** Sold Date **08-Nov-25**

Distance **0.35km**



133 BOLDREWOOD PARADE RESERVOIR VIC 3073

2 1 2

Sold Price **$662,500** Sold Date **30-Aug-25**

Distance **1.92km**

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

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