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	2 Mccoll Street, Reservoir Vic 3073

Indicative selling price

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

Range between $1,300,000 & $1,350,000

Median sale price

Median price $951,500 Property Type House Suburb Reservoir

Period - From 01/04/2026 to 30/06/2026 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	5 Chaleyer St RESERVOIR 3073	$1,320,000	23/03/2026
2			
3			

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: 08/08/2026 14:38

2 Mccoll Street, Reservoir Vic 3073

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3 2 7

Property Type: House
Land Size: 942sqm sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,350,000
Median House Price
June quarter 2026: $951,500

Comparable Properties



5 Chaleyer St RESERVOIR 3073 (REI)

3 1 2

Price: $1,320,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 948 sqm approx

Agent Comments

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.

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