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	3/20 Rathcown Road, Reservoir Vic 3073

Indicative selling price

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

Range between $495,000 & $540,000

Median sale price

Median price $670,000 Property Type Unit Suburb Reservoir

Period - From 01/07/2025 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	15/47-49 Rathcown Rd RESERVOIR 3073	$500,000	13/06/2026
2	4/20 Dunne St KINGSBURY 3083	$550,000	01/06/2026
3	14/47-49 Rathcown Rd RESERVOIR 3073	$541,000	24/03/2026

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: 15/08/2026 22:56

3/20 Rathcown Road, Reservoir Vic 3073

Nelson Alexander



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$495,000 - $540,000
Median Unit Price
Year ending June 2026: $670,000

Comparable Properties



15/47-49 Rathcown Rd RESERVOIR 3073 (REI)

2 1 1

Price: $500,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Unit
Land Size: 149 sqm approx

Agent Comments

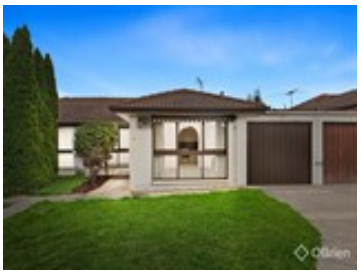


4/20 Dunne St KINGSBURY 3083 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 01/06/2026
Property Type: Unit

Agent Comments



14/47-49 Rathcown Rd RESERVOIR 3073 (REI)

2 1 1

Price: $541,000
Method: Private Sale
Date: 24/03/2026
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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