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	3/52 ST VIGEONS ROAD 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	$600,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$667,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Jun 2025	to	31 May 2026	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
7/54-56 ST VIGEONS ROAD RESERVOIR VIC 3073	$637,000	23-May-26
3/81 RATHCOWN ROAD RESERVOIR VIC 3073	$610,000	11-Apr-26
2/52 MIRANDA ROAD RESERVOIR VIC 3073	$590,000	14-Mar-26

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: 16 June 2026

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7/54-56 ST VIGEONS ROAD RESERVOIR VIC 3073

2 1 1

Sold Price RS **$637,000** Sold Date **23-May-26**

Distance **0.03km**

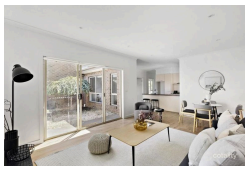


3/81 RATHCOWN ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **$610,000** Sold Date **11-Apr-26**

Distance **0.47km**



2/52 MIRANDA ROAD RESERVOIR VIC 3073

2 1 1

Sold Price **$590,000** Sold Date **14-Mar-26**

Distance **0.52km**

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

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