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	1/29 Pickett Street, Reservoir Vic 3073

Indicative selling price

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

Range between $725,000 & $750,000

Median sale price

Median price $625,000 Property Type Unit Suburb Reservoir

Period - From 24/03/2024 to 23/03/2025 Source Property Data

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	10 Tunaley Pde RESERVOIR 3073	$750,000	15/03/2025
2	53 Fordham Rd RESERVOIR 3073	$750,000	06/03/2025
3	132 Edwardes St RESERVOIR 3073	$735,000	15/02/2025

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: 24/03/2025 09:59

1/29 Pickett Street, Reservoir Vic 3073

Victoria Ivanov
03 9070 5095
0450 591 061
victoriaivanov@jelliscraig.com.au



3

Rooms: 5
Property Type: Unit
Land Size: 273 sqm approx

Agent Comments

Indicative Selling Price
$725,000 - $750,000
Median Unit Price
24/03/2024 - 23/03/2025: $625,000

Comparable Properties



10 Tunaley Pde RESERVOIR 3073 (REI)

3 1 2

Price: $750,000
Method: Private Sale
Date: 15/03/2025
Property Type: House
Land Size: 572 sqm approx

Agent Comments



53 Fordham Rd RESERVOIR 3073 (REI)

3 1 4

Price: $750,000
Method: Private Sale
Date: 06/03/2025
Property Type: House
Land Size: 651 sqm approx

Agent Comments



132 Edwardes St RESERVOIR 3073 (REI)

3 1 2

Price: $735,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

Agent Comments

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