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	1/61 NORTH 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~~		or range between	$780,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Sep 2024	to	31 Aug 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
1/69 DELAWARE STREET RESERVOIR VIC 3073	$755,000	05-Mar-25
2/135 NORTH ROAD RESERVOIR VIC 3073	$978,000	16-Aug-25
2/7 KYNETON AVENUE RESERVOIR VIC 3073	$830,000	31-Jan-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.~~

This Statement of Information was prepared on: 01 September 2025

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1/69 DELAWARE STREET RESERVOIR VIC 3073

3 1 3

Sold Price **$755,000** Sold Date **05-Mar-25**

Distance **0.99km**



2/135 NORTH ROAD RESERVOIR VIC 3073

3 1 2

Sold Price RS **$978,000** Sold Date **16-Aug-25**

Distance **0.63km**



2/7 KYNETON AVENUE RESERVOIR VIC 3073

3 2 2

Sold Price **$830,000** Sold Date **31-Jan-25**

Distance **0.77km**

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

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