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	2a Frankston Street, Reservoir Vic 3073

Indicative selling price

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

Range between $880,000 & $930,000

Median sale price

Median price $915,000 Property Type House Suburb Reservoir

Period - From 01/04/2025 to 30/06/2025 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	3 Claremont St COBURG NORTH 3058	$910,000	16/08/2025
2	32 Compton St RESERVOIR 3073	$880,000	01/04/2025
3	175 Tyler St PRESTON 3072	$900,000	06/03/2025

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: 20/08/2025 10:15

2a Frankston Street, Reservoir Vic 3073

David Major
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4 | 2 | garage and off street

Property Type: House (Res)
Land Size: 320 sqm approx

Indicative Selling Price
$880,000 - $930,000
Median House Price
June quarter 2025: $915,000

Agent Comments

Ideally located 4 bedroom home with ample parking and entertaining area

Comparable Properties



3 Claremont St COBURG NORTH 3058 (REI)

4 | 1 | 1

Price: $910,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments



32 Compton St RESERVOIR 3073 (REI)

4 | 1 | -

Price: $880,000
Method: Private Sale
Date: 01/04/2025
Property Type: House

Agent Comments



175 Tyler St PRESTON 3072 (REI/VG)

4 | 2 | 2

Price: $900,000
Method: Sold Before Auction
Date: 06/03/2025
Property Type: Townhouse (Res)
Land Size: 552 sqm approx

Agent Comments

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