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	3/3 Keilor Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between $640,000 & $690,000

Median sale price

Median price $700,000 Property Type Townhouse Suburb Reservoir

Period - From 16/07/2024 to 15/07/2025 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	2/79 Winter Cr RESERVOIR 3073	$630,000	30/06/2025
2	2/21 Barwon Av RESERVOIR 3073	$691,000	14/06/2025
3	3/39 Royal Pde RESERVOIR 3073	$677,500	10/05/2025

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: 16/07/2025 16:01

3/3 Keilor Avenue, Reservoir Vic 3073

Victoria Ivanov
03 9070 5095
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victoriaivanov@jelliscraig.com.au



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$640,000 - $690,000
Median Townhouse Price
16/07/2024 - 15/07/2025: $700,000

Comparable Properties



2/79 Winter Cr RESERVOIR 3073 (REI)

2 2 1

Price: $630,000
Method: Private Sale
Date: 30/06/2025
Property Type: Townhouse (Single)

Agent Comments



2/21 Barwon Av RESERVOIR 3073 (REI)

2 2 1

Price: $691,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)

Agent Comments



3/39 Royal Pde RESERVOIR 3073 (REI/VG)

2 1 1

Price: $677,500
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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