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	7/7 Chaleyer Street, Reservoir Vic 3073

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $640,000 Property Type Unit 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	2/79 Winter Cr RESERVOIR 3073	$630,000	30/06/2025
2	2/7 Loddon Av RESERVOIR 3073	$660,000	12/08/2025
3	3/62 Andrews Av RESERVOIR 3073	$673,500	21/09/2025

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: 30/09/2025 20:59

7/7 Chaleyer Street, Reservoir Vic 3073

Laura Mancin
03 9070 5095
0419 343 928
lauramancin@jelliscraig.com.au



2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
June quarter 2025: $640,000

Comparable Properties



2/79 Winter Cr RESERVOIR 3073 (REI/VG)

2 2 1

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

Agent Comments



2/7 Loddon Av RESERVOIR 3073 (REI)

2 2 1

Price: $660,000
Method: Private Sale
Date: 12/08/2025
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments



3/62 Andrews Av RESERVOIR 3073 (REI)

2 2 1

Price: $673,500
Method: Private Sale
Date: 21/09/2025
Property Type: Townhouse (Single)

Agent Comments

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