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	2/143 Rathcown Road, Reservoir Vic 3073

Indicative selling price

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

Single price $810,000

Median sale price

Median price $685,000 Property Type Unit Suburb Reservoir

Period - From 01/07/2025 to 30/09/2025 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	3/46 Barton St RESERVOIR 3073	$845,000	24/07/2025
2	2/5 Delaware St RESERVOIR 3073	$805,500	12/07/2025
3	1/112 Royal Pde RESERVOIR 3073	$801,050	17/06/2025

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: 10/11/2025 09:36

2/143 Rathcown Road, Reservoir Vic 3073

Kannan Subramanian
03 9070 5095
0411 711 232
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3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$810,000
Median Unit Price
September quarter 2025: $685,000

Comparable Properties



3/46 Barton St RESERVOIR 3073 (REI)

3 1 1

Price: $845,000
Method: Sold Before Auction
Date: 24/07/2025
Property Type: Unit
Land Size: 233 sqm approx

Agent Comments



2/5 Delaware St RESERVOIR 3073 (REI/VG)

3 2 2

Price: $805,500
Method: Auction Sale
Date: 12/07/2025
Property Type: Unit
Land Size: 219 sqm approx

Agent Comments



1/112 Royal Pde RESERVOIR 3073 (REI/VG)

3 2 1

Price: $801,050
Method: Private Sale
Date: 17/06/2025
Property Type: Unit
Land Size: 296 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata .com.au

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