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	9/696 PLENTY 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	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Aug 2024	to	31 Jul 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.

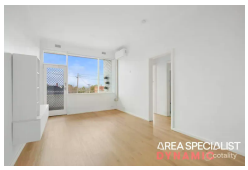
Address of comparable property	Price	Date of sale
8/2A HAWKER AVENUE PRESTON VIC 3072	$317,000	23-Apr-25
4/74 KING WILLIAM STREET RESERVOIR VIC 3073	$315,000	05-Apr-25
4/613 PLENTY ROAD PRESTON VIC 3072	$315,000	11-Mar-25

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: 25 August 2025

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8/2A HAWKER AVENUE PRESTON VIC 3072

1 1 1

Sold Price **$317,000** Sold Date **23-Apr-25**

Distance **0.21km**

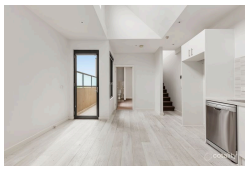


4/74 KING WILLIAM STREET RESERVOIR VIC 3073

1 1 1

Sold Price **$315,000** Sold Date **05-Apr-25**

Distance **0.96km**



4/613 PLENTY ROAD PRESTON VIC 3072

1 1 1

Sold Price Sold Date **11-Mar-25**

Distance **0.24km**

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

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