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	4/6 Birdwood Street, Reservoir Vic 3073

Indicative selling price

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

Range between $550,000 & $600,000

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	3/35-37 Ashley St RESERVOIR 3073	$580,000	18/06/2025
2	3/36 Myrtle Gr RESERVOIR 3073	$600,000	01/04/2025
3	5/39 Ashley St RESERVOIR 3073	$570,000	11/03/2025

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: 23/07/2025 11:00

4/6 Birdwood Street, Reservoir Vic 3073

JellisCraig

Giorgio Mavrelis
03 9070 5095
0402 914 472
giorgiomavrelis@jelliscraig.com.au



2 1 1

Rooms: 3
Property Type: Villa

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
June quarter 2025: $640,000

Comparable Properties



3/35-37 Ashley St RESERVOIR 3073 (REI)

2 1 1

Price: $580,000
Method: Private Sale
Date: 18/06/2025
Property Type: Unit

Agent Comments



3/36 Myrtle Gr RESERVOIR 3073 (REI/VG)

2 1 1

Price: $600,000
Method: Sold Before Auction
Date: 01/04/2025
Property Type: Unit

Agent Comments



5/39 Ashley St RESERVOIR 3073 (VG)

2 - -

Price: $570,000
Method: Sale
Date: 11/03/2025
Property Type: Strata Unit - Conjoined

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE | propertydata.com.au

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