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	2C Thrower Street, Reservoir Vic 3073

Indicative selling price

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

Range between $770,000 & $830,000

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	6A Thrower St RESERVOIR 3073	$815,000	20/09/2025
2	2/24 Henty St RESERVOIR 3073	$820,000	23/12/2025
3	4/47 Barton St RESERVOIR 3073	$818,000	29/11/2025

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: 06/01/2026 10:26

2C Thrower Street, Reservoir Vic 3073

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3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$770,000 - $830,000
Median Unit Price
September quarter 2025: $685,000

Comparable Properties

6A Thrower St RESERVOIR 3073 (REI)

3 2 1

Price: $815,000
Method:
Date: 20/09/2025
Property Type: House

Agent Comments



2/24 Henty St RESERVOIR 3073 (REI)

3 2 2

Price: $820,000
Method: Private Sale
Date: 23/12/2025
Property Type: Unit

Agent Comments



4/47 Barton St RESERVOIR 3073 (REI)

3 2 2

Price: $818,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 232 sqm approx

Agent Comments

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