

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

3/9 Delaware Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$642,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/01/2025

to

31/03/2025

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 | 2/2 Spratling St RESERVOIR 3073 | \$790,000 | 21/03/2025 |
| 2 | 42b Drysdale St RESERVOIR 3073 | \$828,000 | 28/02/2025 |
| 3 | 4b Cheddar Rd RESERVOIR 3073 | \$800,000 | 26/02/2025 |

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:

28/04/2025 12:18



 3  2  2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median Unit Price
March quarter 2025: \$642,000

Comparable Properties



2/2 Spratling St RESERVOIR 3073 (REI)

Agent Comments

 3  2  1

Price: \$790,000
Method: Private Sale
Date: 21/03/2025
Property Type: Townhouse (Res)



42b Drysdale St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$828,000
Method: Private Sale
Date: 28/02/2025
Property Type: Townhouse (Single)



4b Cheddar Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$800,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: Townhouse (Res)
Land Size: 189 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100