

# 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

1/187 Edwardes Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$950,000

### Median sale price

Median price

\$910,000

Property Type

House

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	88 Edwardes St RESERVOIR 3073	\$840,000	22/03/2025
2	195 Edwardes St RESERVOIR 3073	\$1,200,000	19/03/2025
3			

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:

23/04/2025 15:11



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median House Price**  
March quarter 2025: \$910,000

## Comparable Properties



**88 Edwardes St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)  
**Land Size:** 457 sqm approx



**195 Edwardes St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 19/03/2025  
**Property Type:** House (Res)  
**Land Size:** 611 sqm approx

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. These are the two most comparable sales within close proximity to this home based on size and land component.