

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

1/8 DELAWARE STREET 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2024

to

30 Sep 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

1/24 DELAWARE STREET RESERVOIR VIC 3073	\$630,000	14-Jul-25
3/72 YARRA AVENUE RESERVOIR VIC 3073	\$605,000	10-Nov-24
6/159 NORTH ROAD RESERVOIR VIC 3073	\$530,000	19-Feb-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: 31 October 2025


**1/24 DELAWARE STREET
RESERVOIR VIC 3073**

 2
  1
  1

Sold Price

\$630,000

Sold Date

14-Jul-25

Distance

0.12km

**3/72 YARRA AVENUE RESERVOIR
VIC 3073**

 2
  1
  1

Sold Price

\$605,000

Sold Date

10-Nov-24

Distance

0.24km

**6/159 NORTH ROAD RESERVOIR
VIC 3073**

 2
  1
  1

Sold Price

\$530,000

Sold Date

19-Feb-25

Distance

0.44km
RS = Recent sale

UN = Undisclosed Sale

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