

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

108A/51 Johnson Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$430,000

&

\$470,000

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	102A/59 Johnson St RESERVOIR 3073	\$470,000	21/06/2025
2	204A/51 Johnson St RESERVOIR 3073	\$455,000	07/04/2025
3	304A/51 Johnson St RESERVOIR 3073	\$480,000	18/02/2025

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:

11/08/2025 09:50



Property Type: Apartment

Agent Comments

Comparable Properties



102A/59 Johnson St RESERVOIR 3073 (REI)

Agent Comments



Price: \$470,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Apartment



204A/51 Johnson St RESERVOIR 3073 (VG)

Agent Comments



Price: \$455,000

Method: Sale

Date: 07/04/2025

Property Type: Strata Flat - Single OYO Flat

304A/51 Johnson St RESERVOIR 3073 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 18/02/2025

Property Type: Strata Flat - Single OYO Flat