

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

12/47-53 Edwardes Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$670,000

&

\$737,000

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	2/23 Crookston Rd RESERVOIR 3073	\$738,000	29/10/2025
2	3/21 Barwon Av RESERVOIR 3073	\$715,000	24/10/2025
3	4/136 Hickford St RESERVOIR 3073	\$651,000	14/06/2025

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:

18/11/2025 12:16

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Indicative Selling Price

\$670,000 - \$737,000

Median Unit Price

September quarter 2025: \$685,000



 3  2  1

Property Type: Townhouse (Res)

Land Size: 144 sqm approx

Agent Comments

Comparable Properties



2/23 Crookston Rd RESERVOIR 3073 (REI)

Agent Comments

 3  2  1

Price: \$738,000

Method: Private Sale

Date: 29/10/2025

Property Type: Townhouse (Single)



3/21 Barwon Av RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$715,000

Method: Private Sale

Date: 24/10/2025

Rooms: 5

Property Type: Townhouse (Res)



4/136 Hickford St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$651,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Unit