Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/12 Delaware Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between \$650,000	&	\$675,000
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Median sale price

Median price	\$642,000	Pro	perty Type	Jnit		Suburb	Reservoir
Period - From	01/01/2025	to	31/03/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	3/39 Royal Pde RESERVOIR 3073	\$677,500	10/05/2025
2	1/17 Mccomas St RESERVOIR 3073	\$690,000	29/03/2025
3	2/48-50 Browning St KINGSBURY 3083	\$680,000	07/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/07/2025 10:55







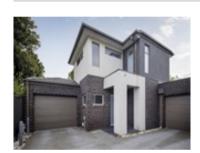


Property Type: Townhouse

Agent Comments

Indicative Selling Price \$650,000 - \$675,000 **Median Unit Price** March quarter 2025: \$642,000

Comparable Properties



3/39 Royal Pde RESERVOIR 3073 (REI/VG)

Price: \$677,500 Method: Auction Sale Date: 10/05/2025

Property Type: Townhouse (Res)

Agent Comments



1/17 Mccomas St RESERVOIR 3073 (REI/VG)

2





Price: \$690,000

Method: Sold Before Auction

Date: 29/03/2025

Property Type: Townhouse (Res)

Agent Comments



2/48-50 Browning St KINGSBURY 3083 (REI)

Price: \$680,000 Method: Private Sale Date: 07/02/2025

Property Type: Townhouse (Single) Land Size: 171 sqm approx

Agent Comments

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



