

# 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

2/12 Delaware 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 \$650,000 & \$675,000

### Median sale price

Median price \$642,000

Property Type Unit

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	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 comparable properties 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



 2    1    1

**Property Type:** Townhouse  
(Single)

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)**

Agent Comments

 2    1    1

**Price:** \$677,500

**Method:** Auction Sale

**Date:** 10/05/2025

**Property Type:** Townhouse (Res)



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

Agent Comments

 2    1    2

**Price:** \$690,000

**Method:** Sold Before Auction

**Date:** 29/03/2025

**Property Type:** Townhouse (Res)



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

Agent Comments

 2    1    1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 07/02/2025

**Property Type:** Townhouse (Single)

**Land Size:** 171 sqm approx

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