

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

2/135 BROADWAY 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2025

to

30 Jun 2026

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

2/39 MARCHANT AVENUE RESERVOIR VIC 3073	\$615,000	04-Jun-26
3/82 TYLER STREET RESERVOIR VIC 3073	\$675,000	23-May-26
7/54-56 ST VIGEONS ROAD RESERVOIR VIC 3073	\$637,000	23-May-26

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: 30 July 2026

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2/39 MARCHANT AVENUE RESERVOIR VIC 3073

3 1 1

Sold Price **\$615,000** Sold Date **04-Jun-26**

Distance **0.81km**



3/82 TYLER STREET RESERVOIR VIC 3073

3 2 2

Sold Price **\$675,000** Sold Date **23-May-26**

Distance **1.78km**



7/54-56 ST VIGEONS ROAD RESERVOIR VIC 3073

3 1 1

Sold Price **\$637,000** Sold Date **23-May-26**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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