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

2/23 Crookston Road, Reservoir Vic 3073

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$660,000		&		\$726,000			
Median sale p	rice							
Median price	\$700,000	Pro	operty Type	Том	nhouse		Suburb	Reservoir
Period - From	22/07/2024	to	21/07/2025		So	ource	Property	/ Data

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.

Ado	dress of comparable property	Price	Date of sale
1	53b Miranda Rd RESERVOIR 3073	\$710,000	10/06/2025
2	4/5 Dunolly Cr RESERVOIR 3073	\$690,000	31/05/2025
3	16/15 Chenies St RESERVOIR 3073	\$640,000	17/05/2025

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:

22/07/2025 13:14



2/23 Crookston Road, Reservoir Vic 3073

♥ I C P R O P





Property Type: Townhouse **Land Size:** 179 sqm approx Agent Comments Maggie Sun 0425 790 930 0425 790 930 Maggie.Sun@vicprop.com.au

Indicative Selling Price \$660,000 - \$726,000

Median Townhouse Price 22/07/2024 - 21/07/2025: \$700,000

Comparable Properties



 Image: 3
 Image: 1
 Image: 2

 Price: \$710,000

53b Miranda Rd RESERVOIR 3073 (REI/VG)

Method: Private Sale Date: 10/06/2025 Property Type: Townhouse (Single)

4/5 Dunolly Cr RESERVOIR 3073 (VG)



Price: \$690,000 Method: Sale Date: 31/05/2025 Property Type: Townhouse (Single) Agent Comments

Agent Comments

3 Bedrooms 2 Bathrooms Double Garage according to floorplan

16/15 Chenies St RESERVOIR 3073 (REI/VG)



Agent Comments



Account - VICPROP | P: 03 8888 1011



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