Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/23 Crookston Road, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Single price \$738,000

Median sale price

Median price \$702,000	Pro	pperty Type Tow	vnhouse	Suburb	Reservoir
Period - From 21/10/2024	to	20/10/2025	Source	Property	y 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.

Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	36 Barwon Av RESERVOIR 3073	\$702,000	15/10/2025
2	5/15 Chenies St RESERVOIR 3073	\$722,000	20/09/2025
3	5/97-99 Hickford St RESERVOIR 3073	\$685,000	13/08/2025

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:	21/10/2025 10:35



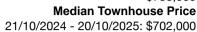
Date of sale



Maggie Sun 0425 790 930 0425 790 930 Maggie.Sun@vicprop.com.au

Median Townhouse Price

Indicative Selling Price \$738,000





Property Type: Townhouse Agent Comments

Comparable Properties



36 Barwon Av RESERVOIR 3073 (REI)

Agent Comments

Price: \$702,000

Method: Sold Before Auction

Date: 15/10/2025

Property Type: Townhouse (Res)



5/15 Chenies St RESERVOIR 3073 (REI)

Agent Comments

Price: \$722,000 Method: Auction Sale Date: 20/09/2025

Property Type: Townhouse (Res) Land Size: 148 sqm approx



5/97-99 Hickford St RESERVOIR 3073 (REI)

Price: \$685,000

Method: Sold Before Auction

Date: 13/08/2025

Property Type: Townhouse (Res)

Agent Comments

Account - VICPROP | P: 03 8888 1011



