

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

2/82 Howard Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$974,250 Property Type House Suburb Reservoir

Period - From 01/07/2025 to 30/09/2025 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	2/74 Delaware St RESERVOIR 3073	\$945,000	13/09/2025
2	31a Steane St RESERVOIR 3073	\$983,000	31/05/2025
3	1/187 Edwardes St RESERVOIR 3073	\$1,000,000	24/05/2025

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:

14/10/2025 13:18



 3  1  1

Rooms: 4
Property Type: Unit
Land Size: 242 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
September quarter 2025: \$974,250

Comparable Properties

2/74 Delaware St RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$945,000
Method:
Date: 13/09/2025
Property Type: House



31a Steane St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  2

Price: \$983,000
Method: Auction Sale
Date: 31/05/2025
Rooms: 5
Property Type: House (Res)
Land Size: 491 sqm approx



1/187 Edwardes St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House
Land Size: 502 sqm approx

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