

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 Pickett Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$685,000

Property Type

Unit

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	4/13 Mccrae St RESERVOIR 3073	\$722,500	14/11/2025
2	1/24 Miranda Rd RESERVOIR 3073	\$730,000	08/11/2025
3	2/23 Crookston Rd RESERVOIR 3073	\$738,000	29/10/2025

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:

17/11/2025 14:59



 3  1  1

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

September quarter 2025: \$685,000

Comparable Properties



4/13 Mccrae St RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$722,500

Method: Sold Before Auction

Date: 14/11/2025

Rooms: 5

Property Type: Townhouse (Res)



1/24 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$730,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



2/23 Crookston Rd RESERVOIR 3073 (REI)

Agent Comments

 3  2  1

Price: \$738,000

Method: Private Sale

Date: 29/10/2025

Property Type: Townhouse (Single)

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