

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

3/10 Pratt Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$590,000

&

\$610,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Reservoir

Period - From 24/06/2024

to

23/06/2025

Source 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.

	Address of comparable property	Price	Date of sale
1	3/30 Dundee St RESERVOIR 3073	\$599,999	11/06/2025
2	1/4 Chenies St RESERVOIR 3073	\$605,000	23/05/2025
3	4/17 Dundee St RESERVOIR 3073	\$588,000	10/04/2025

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:

24/06/2025 15:23



 2
  1
  1

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$590,000 - \$610,000

Median Unit Price

24/06/2024 - 23/06/2025: \$630,000

Comparable Properties



3/30 Dundee St RESERVOIR 3073 (REI)

Agent Comments

 2
  1
  2

Price: \$599,999

Method: Sold Before Auction

Date: 11/06/2025

Property Type: Unit

Land Size: 198 sqm approx



1/4 Chenies St RESERVOIR 3073 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$605,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: Unit

Land Size: 304 sqm approx



4/17 Dundee St RESERVOIR 3073 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$588,000

Method: Sold Before Auction

Date: 10/04/2025

Property Type: Unit

Land Size: 204 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100