

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

3/14 Drysdale Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price

\$642,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/01/2025

to

31/03/2025

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	14/696 Plenty Rd RESERVOIR 3073	\$435,000	13/05/2025
2	203/1001 Plenty Rd KINGSBURY 3083	\$440,000	10/05/2025
3	1/7 Drysdale St RESERVOIR 3073	\$441,188	24/02/2025

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:

10/06/2025 15:02



Property Type: Strata
Unit/Townhouse - Conjoined
Agent Comments

Indicative Selling Price
\$439,000
Median Unit Price
March quarter 2025: \$642,000

Comparable Properties



14/696 Plenty Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 13/05/2025
Property Type: Unit

203/1001 Plenty Rd KINGSBURY 3083 (REI)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 10/05/2025
Property Type: Unit



1/7 Drysdale St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$441,188
Method: Sold Before Auction
Date: 24/02/2025
Property Type: Unit
Land Size: 129 sqm approx

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