

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

3/23 DYSON STREET RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

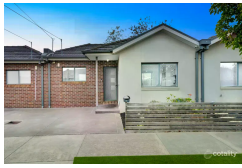
Date of sale

5C COLTHUR STREET RESERVOIR VIC 3073	\$515,000	01-Aug-25
5/759 GILBERT ROAD RESERVOIR VIC 3073	\$490,000	29-Apr-25
5/36 WILLOUGHBY STREET RESERVOIR VIC 3073	\$490,000	28-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 28 August 2025


**5C COLTHUR STREET RESERVOIR
VIC 3073**

Sold Price

^{RS}
\$515,000

Sold Date

01-Aug-25
 2

 1

 1

Distance

0.66km

**5/759 GILBERT ROAD RESERVOIR
VIC 3073**

Sold Price

\$490,000

Sold Date

29-Apr-25
 2

 1

 2

Distance

0.8km

**5/36 WILLOUGHBY STREET
RESERVOIR VIC 3073**

Sold Price

Sold Date

28-Mar-25
 2

 1

 1

Distance

0.94km
RS = Recent sale

UN = Undisclosed Sale

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