

# 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

3/53 Chaleyer Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$385,000

### 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	1/229 Gower St PRESTON 3072	\$410,000	28/03/2025
2	2/53 Chaleyer St RESERVOIR 3073	\$400,000	28/03/2025
3	7/34 McComas St RESERVOIR 3073	\$410,000	21/03/2025

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:

03/06/2025 13:41



 1    1    1

**Rooms:** 2  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$385,000  
**Median Unit Price**  
March quarter 2025: \$642,000

## Comparable Properties



**1/229 Gower St PRESTON 3072 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 28/03/2025  
**Property Type:** Unit  
**Land Size:** 56 sqm approx



**2/53 Chaleyer St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 28/03/2025  
**Property Type:** Unit



**7/34 McComas St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 1    1    1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 21/03/2025  
**Property Type:** Unit

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