

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

4/6 MCCOMAS 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Reservoir

Period-from

01 Nov 2024

to

31 Oct 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

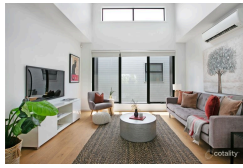
Date of sale

2/6 MCCOMAS STREET RESERVOIR VIC 3073	\$541,000	21-May-25
2/19 MCCOMAS STREET RESERVOIR VIC 3073	\$572,000	16-Jul-25
1/24 CREVELLI STREET RESERVOIR VIC 3073	\$600,000	30-Apr-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: 21 November 2025



2/6 MCCOMAS STREET RESERVOIR VIC 3073

 2
  1
  1

Sold Price

\$541,000

Sold Date

21-May-25

Distance

0km


2/19 MCCOMAS STREET RESERVOIR VIC 3073

 2
  1
  1

Sold Price

\$572,000

Sold Date

16-Jul-25

Distance

0.22km


1/24 CREVELLI STREET RESERVOIR VIC 3073

 2
  1
  1

Sold Price

\$600,000

Sold Date

30-Apr-25

Distance

0.41km
RS = Recent sale

UN = Undisclosed Sale

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