

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

6/6-8 BOX 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

\$455,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$907,500

Property type

House

Suburb

Reservoir

Period-from

01 Sep 2024

to

31 Aug 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

2/31-33 OLIVE STREET RESERVOIR VIC 3073	\$456,000	23-Aug-25
3/3 BARRY STREET RESERVOIR VIC 3073	\$485,000	24-Apr-25
2/55 NORTH ROAD RESERVOIR VIC 3073	\$460,000	05-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.~~

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2/31-33 OLIVE STREET RESERVOIR VIC 3073 Sold Price ^{RS} **\$456,000** Sold Date **23-Aug-25**

 1  1  1

Distance **1.89km**



3/3 BARRY STREET RESERVOIR VIC 3073 Sold Price **\$485,000** Sold Date **24-Apr-25**

 1  1  1

Distance **1.31km**



2/55 NORTH ROAD RESERVOIR VIC 3073 Sold Price **\$460,000** Sold Date **05-Apr-25**

 1  1  2

Distance **1.69km**

RS = Recent sale **UN** = Undisclosed Sale

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