

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

7/84 - 86 Pine Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Reservoir

Period - From 22/05/2024

to

21/05/2025

Source

Property Data

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	1/13 Shand Rd RESERVOIR 3073	\$500,000	08/03/2025
2	8/86-88 Royal Pde RESERVOIR 3073	\$491,000	28/01/2025
3			

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:

22/05/2025 19:21



 1  1  1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median Unit Price
22/05/2024 - 21/05/2025: \$630,000

Comparable Properties



1/13 Shand Rd RESERVOIR 3073 (REI/VG)

Agent Comments

 1  1  1

Price: \$500,000
Method: Auction Sale
Date: 08/03/2025
Rooms: 4
Property Type: Unit



8/86-88 Royal Pde RESERVOIR 3073 (REI)

Agent Comments

 1  1  1

Price: \$491,000
Method: Private Sale
Date: 28/01/2025
Property Type: Townhouse (Single)

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.

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