

## 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 TYLER STREET RESERVOIR VIC 3073

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$699,000

### 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

|                                      |        |           |
|--------------------------------------|--------|-----------|
| 4/98 ALBERT STREET PRESTON VIC 3072  | 755000 | 30-Mar-25 |
| 9/26 TYLER STREET PRESTON VIC 3072   | 650000 | 12-Jun-25 |
| 4/84 TYLER STREET RESERVOIR VIC 3073 | 708000 | 04-May-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: 18 August 2025

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**4/98 ALBERT STREET PRESTON  
VIC 3072**

Sold Price

**755000** Sold Date **30-Mar-25**

 3  2  2

Distance **1.23km**



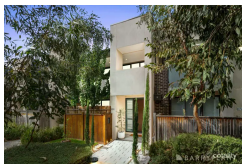
**9/26 TYLER STREET PRESTON VIC  
3072**

Sold Price

**650000** Sold Date **12-Jun-25**

 3  1  2

Distance **0.47km**



**4/84 TYLER STREET RESERVOIR  
VIC 3073**

Sold Price

**708000** Sold Date **04-May-25**

 3  2  2

Distance **-**

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

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