

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

7/99 Barton Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/10/2024

to

30/09/2025

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	10/26 Ashley St RESERVOIR 3073	\$400,000	25/09/2025
2	106B/58 Johnson St RESERVOIR 3073	\$410,000	20/08/2025
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:

13/10/2025 13:00

Stiven Mrkela
(03) 9499 7992
0410 635 201

stivenmrkela@jellisrcraig.com.au

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

Year ending September 2025: \$650,000



 2  1  1

Property Type: Apartment

Land Size: 54 sqm approx

Agent Comments

Owners corp \$2768 per annum

Comparable Properties



10/26 Ashley St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$400,000

Method: Private Sale

Date: 25/09/2025

Property Type: Unit



106B/58 Johnson St RESERVOIR 3073 (REI)

Agent Comments

 2  2  1

Price: \$410,000

Method: Private Sale

Date: 20/08/2025

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996