

## 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

70 WHITELAW 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Reservoir

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

34 KINSALE STREET RESERVOIR VIC 3073

\$905,000

07-Dec-24

2 MARGARET GROVE PRESTON VIC 3072

\$1,230,000

17-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: 16 June 2025

**34 KINSALE STREET RESERVOIR  
VIC 3073**Sold Price **\$905,000** Sold Date **07-Dec-24** -  -  -Distance **2.33km****2 MARGARET GROVE PRESTON  
VIC 3072**Sold Price **\$1,230,000** Sold Date **17-Apr-25** 4  3  1Distance **2.66km****RS** = Recent sale**UN** = Undisclosed Sale

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