

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

9/10 CREVELLI 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2024

to

30 Sep 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

6/6 RAMLEH ROAD RESERVOIR VIC 3073	\$780,000	03-Sep-25
8/84-86 HOWARD STREET RESERVOIR VIC 3073	\$860,000	21-May-25
4/103-105 ST VIGEONS ROAD RESERVOIR VIC 3073	\$782,000	09-Aug-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: 21 October 2025



6/6 RAMLEH ROAD RESERVOIR VIC 3073

3 2 2

Sold Price ^{RS} **\$780,000** ^{UN} Sold Date **03-Sep-25**

Distance **2.69km**



8/84-86 HOWARD STREET RESERVOIR VIC 3073

3 2 1

Sold Price **\$860,000** Sold Date **21-May-25**

Distance **2.5km**



4/103-105 ST VIGEONS ROAD RESERVOIR VIC 3073

3 2 1

Sold Price **\$782,000** Sold Date **09-Aug-25**

Distance **3.06km**

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

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