

# 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 3/177 Purinuan Road, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$651,000 Property Type Unit Suburb Reservoir

Period - From 01/01/2025 to 31/12/2025 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	4/66 Dundee St RESERVOIR 3073	\$445,000	18/02/2026
2	2/10 Elliot St RESERVOIR 3073	\$470,000	17/12/2025
3	6/36 Willoughby St RESERVOIR 3073	\$486,000	29/11/2025

**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: 24/03/2026 09:51



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

Year ending December 2025: \$651,000

## Comparable Properties



4/66 Dundee St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$445,000

Method: Private Sale

Date: 18/02/2026

Property Type: Unit



2/10 Elliot St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$470,000

Method: Private Sale

Date: 17/12/2025

Property Type: House



6/36 Willoughby St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$486,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit

Land Size: 90 sqm approx

Account - Love & Co



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