

## 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

26 SPRATLING STREET RESERVOIR VIC 3073

### Indicative selling price

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

Single Price

\$1,400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Reservoir

Period-from

01 Feb 2025

to

31 Jan 2026

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 16 CAMERON STREET RESERVOIR VIC 3073 | \$1,490,000 | 13-Sep-25 |
| 14 COOL STREET RESERVOIR VIC 3073    | \$1,512,000 | 20-Sep-25 |
| 57 HOWARD STREET RESERVOIR VIC 3073  | \$1,435,000 | 11-Oct-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: 17 February 2026