

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

2/27 Clements Grove, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Reservoir

Period - From 20/02/2025 to 19/02/2026 Source Property Data

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	3/96 Whitelaw St RESERVOIR 3073	\$650,000	08/11/2025
2	2/4 Clements Gr RESERVOIR 3073	\$642,500	14/10/2025
3	2/101 Purinuan Rd RESERVOIR 3073	\$652,000	30/08/2025

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:

20/02/2026 16:46



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

20/02/2025 - 19/02/2026: \$660,000

Comparable Properties



3/96 Whitelaw St RESERVOIR 3073 (REI/VG)

Agent Comments

2 2 2

Price: \$650,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)



2/4 Clements Gr RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$642,500

Method: Private Sale

Date: 14/10/2025

Property Type: Townhouse (Single)



2/101 Purinuan Rd RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$652,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Unit