

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

3/9 Jinghi Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$440,000

&

\$484,000

Median sale price

Median price \$660,000

Property Type Unit

Suburb Reservoir

Period - From 01/04/2025

to

31/03/2026

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	4/86-88 Royal Pde RESERVOIR 3073	\$460,000	19/02/2026
2	1/17 Dundee St RESERVOIR 3073	\$445,000	12/02/2026
3	6/6-8 Box St RESERVOIR 3073	\$482,000	02/12/2025

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:

30/04/2026 13:45



1 1 1

Rooms: 4
Property Type: Unit
Agent Comments
 has study

Indicative Selling Price
 \$440,000 - \$484,000
Median Unit Price
 Year ending March 2026: \$660,000

Comparable Properties



4/86-88 Royal Pde RESERVOIR 3073 (REI)

Agent Comments

1 1 1

Price: \$460,000
Method: Private Sale
Date: 19/02/2026
Property Type: Unit



1/17 Dundee St RESERVOIR 3073 (REI)

Agent Comments

1 1 1

Price: \$445,000
Method: Sold Before Auction
Date: 12/02/2026
Property Type: Unit



6/6-8 Box St RESERVOIR 3073 (REI)

Agent Comments

1 1 1

Price: \$482,000
Method: Private Sale
Date: 02/12/2025
Property Type: Unit
Land Size: 152 sqm approx

Account - Love & Co



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