

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

3/1065 High Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$380,000 & \$418,000

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	7/99 Barton St RESERVOIR 3073	\$420,000	19/11/2025
2	1/102 Crookston Rd RESERVOIR 3073	\$382,500	15/11/2025
3	106B/58 Johnson St RESERVOIR 3073	\$410,000	20/08/2025

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: 13/01/2026 12:19



Property Type: Unit

Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

Year ending December 2025: \$651,000

Comparable Properties



7/99 Barton St RESERVOIR 3073 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 19/11/2025

Property Type: Apartment

Land Size: 54 sqm approx



1/102 Crookston Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$382,500

Method: Auction Sale

Date: 15/11/2025

Property Type: Unit



106B/58 Johnson St RESERVOIR 3073 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 20/08/2025

Property Type: Apartment

Account - Love & Co



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