

# 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

3/32 Banff 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)

Range between \$490,000 & \$510,000

### Median sale price

Median price \$576,600 Property Type Unit Suburb Reservoir

Period - From 08/07/2024 to 07/07/2025 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	4/9 Asquith St RESERVOIR 3073	\$490,000	28/06/2025
2	7/14 Merino St RESERVOIR 3073	\$515,500	29/04/2025
3	2/9 St Vigeons Rd RESERVOIR 3073	\$495,000	14/02/2025

**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:

08/07/2025 16:49



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**Rooms:** 3  
**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$490,000 - \$510,000  
**Median Unit Price**  
 08/07/2024 - 07/07/2025: \$576,600

## Comparable Properties



4/9 Asquith St RESERVOIR 3073 (REI)

Agent Comments

2   1   2

**Price:** \$490,000  
**Method:** Auction Sale  
**Date:** 28/06/2025  
**Property Type:** Unit



7/14 Merino St RESERVOIR 3073 (REI)

Agent Comments

2   1   1

**Price:** \$515,500  
**Method:** Auction Sale  
**Date:** 29/04/2025  
**Property Type:** Unit  
**Land Size:** 163 sqm approx



2/9 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments

2   1   1

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 14/02/2025  
**Property Type:** Unit  
**Land Size:** 144 sqm approx

Account - Love & Co