

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

4/42 MCCOMAS STREET RESERVOIR VIC 3073

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$917,250

Property type

House

Suburb

Reservoir

Period-from

01 Nov 2024

to

31 Oct 2025

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

2/53 CHALEYER STREET RESERVOIR VIC 3073	\$400,000	28-Mar-25
3/53 CHALEYER STREET RESERVOIR VIC 3073	\$380,000	14-Jun-25
7/34 MCCOMAS STREET RESERVOIR VIC 3073	\$410,000	24-Mar-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: 05 November 2025



**2/53 CHALEYER STREET
RESERVOIR VIC 3073**

1 1 1

Sold Price **\$400,000** Sold Date **28-Mar-25**

Distance **0.05km**



**3/53 CHALEYER STREET
RESERVOIR VIC 3073**

1 1 1

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **14-Jun-25**

Distance **0.05km**



**7/34 MCCOMAS STREET
RESERVOIR VIC 3073**

1 1 1

Sold Price **\$410,000** Sold Date **24-Mar-25**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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