

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

3/60 HENTY 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

\$475,000

&

\$522,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2025

to

28 Feb 2026

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

2/42 HARBURY STREET RESERVOIR VIC 3073	455000	31-Jan-26
4/7 BARTLETT STREET PRESTON VIC 3072	515000	06-Dec-25
1/30 ASHLEY STREET RESERVOIR VIC 3073	502355	23-Feb-26

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: 03 March 2026

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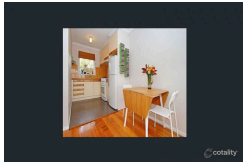


**2/42 HARBURY STREET
RESERVOIR VIC 3073**

2 1 1

Sold Price ^{RS} **455000** Sold Date **31-Jan-26**

Distance **0.98km**



**4/7 BARTLETT STREET PRESTON
VIC 3072**

2 1 1

Sold Price **515000** Sold Date **06-Dec-25**

Distance **1.54km**



**1/30 ASHLEY STREET RESERVOIR
VIC 3073**

2 1 1

Sold Price ^{RS} **502355** Sold Date **23-Feb-26**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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