

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

4/18 Gourock Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$625,000

&

\$675,000

Median sale price

Median price \$632,000

Property Type Unit

Suburb Reservoir

Period - From 01/07/2024

to

30/06/2025

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	3/44 Dundee St RESERVOIR 3073	\$705,000	05/04/2025
2	3/27-29 Miranda Rd RESERVOIR 3073	\$628,000	05/04/2025
3	6/16 Banff St RESERVOIR 3073	\$650,000	28/01/2025

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:

25/07/2025 15:41

4/18 Gourock Street, Reservoir Vic 3073

Stephanie Lentini
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slentini@woodards.com.au



 2  1  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$625,000 - \$675,000
Median Unit Price
Year ending June 2025: \$632,000

Comparable Properties



3/44 Dundee St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  2  1

Price: \$705,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)



3/27-29 Miranda Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$628,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)



6/16 Banff St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$650,000
Method: Auction Sale
Date: 28/01/2025
Property Type: Townhouse (Res)
Land Size: 206 sqm approx

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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