

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

2/65 Boldrewood Parade, Reservoir Vic 3073

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$704,000

Property Type

Townhouse

Suburb

Reservoir

Period - From

09/08/2024

to

08/08/2025

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.

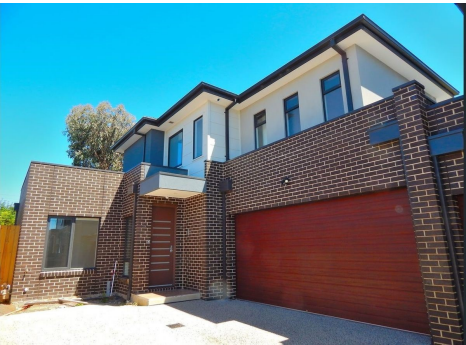
	Address of comparable property	Price	Date of sale
1	7 Wilkinson St RESERVOIR 3073	\$950,000	27/06/2025
2	2/34 Yarra Av RESERVOIR 3073	\$908,500	07/06/2025
3	1a Beenak St RESERVOIR 3073	\$945,000	17/05/2025

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:

09/08/2025 15:39



 3  2  2

Rooms: 6
Property Type: Townhouse
Land Size: 208 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Townhouse Price
09/08/2024 - 08/08/2025: \$704,000

Comparable Properties



7 Wilkinson St RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$950,000
Method: Private Sale
Date: 27/06/2025
Property Type: Townhouse (Res)
Land Size: 390 sqm approx



2/34 Yarra Av RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  1

Price: \$908,500
Method: Private Sale
Date: 07/06/2025
Property Type: Townhouse (Res)



1a Beenak St RESERVOIR 3073 (REI)

Agent Comments

 3  2  4

Price: \$945,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Res)

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