

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

2A White 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

\$640,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/04/2025

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	2/9 Orrong Av RESERVOIR 3073	\$714,000	26/07/2025
2	3/14 White St RESERVOIR 3073	\$650,000	07/07/2025
3	1/146 St Vigeons Rd RESERVOIR 3073	\$605,000	28/06/2025

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:

31/07/2025 11:30

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Indicative Selling Price

\$625,000 - \$675,000

Median Unit Price

June quarter 2025: \$640,000



2
 1
 1

Property Type: Villa Unit**Land Size:** 181 sqm approx sqm approx**Agent Comments**

Freestanding and filled with natural light, this low maintenance home offers open-plan living, a private deck, heating/cooling, and a secure garage. Ideally located near Ruthven Station, shops, parks and schools — perfect for first-home buyers, downsizers or investors.

Comparable Properties

**2/9 Orrong Av RESERVOIR 3073 (REI)****Agent Comments**

2
 1
 1

Price: \$714,000**Method:** Auction Sale**Date:** 26/07/2025**Property Type:** Unit**3/14 White St RESERVOIR 3073 (REI)****Agent Comments**

2
 1
 2

Price: \$650,000**Method:** Private Sale**Date:** 07/07/2025**Property Type:** Unit**1/146 St Vigeons Rd RESERVOIR 3073 (REI)****Agent Comments**

2
 1
 1

Price: \$605,000**Method:** Private Sale**Date:** 28/06/2025**Rooms:** 4**Property Type:** Unit**Land Size:** 222 sqm approx**Account - Jellis Craig** | P: 03 9403 9300