Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2A White Street, Reservoir Vic 3073
Including suburb and	
postcode	

Indicative selling price

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

Range between \$625,000 & \$675,000	Range between	\$625,000	&	\$675,000
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Median sale price

Median price	\$640,000	Pro	perty 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

Add	dress 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 comparableproperties 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



JellisCraig

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\$625,000 - \$675,000 **Median Unit Price**

Indicative Selling Price June quarter 2025: \$640,000



Property Type: Villa Unit Land Size: 181 sqm approx sqm

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)

Price: \$714,000 Method: Auction Sale Date: 26/07/2025 Property Type: Unit

Agent Comments



3/14 White St RESERVOIR 3073 (REI)

2





Agent Comments

Agent Comments





1/146 St Vigeons Rd RESERVOIR 3073 (REI)





Price: \$605,000 Method: Private Sale Date: 28/06/2025

Rooms: 4

Property Type: Unit

Land Size: 222 sgm approx

Account - Jellis Craig | P: 03 9403 9300





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