

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

1/54 NEWTON 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2024

to

30 Jun 2025

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

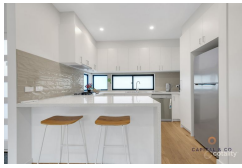
Date of sale

3/24 AMBON STREET PRESTON VIC 3072	\$665,000	25-Mar-25
3/89 THACKERAY ROAD RESERVOIR VIC 3073	\$650,000	21-Jul-25
2/54 NEWTON STREET RESERVOIR VIC 3073	\$677,500	02-Jul-25

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: 30 July 2025



**3/24 AMBON STREET PRESTON
VIC 3072**

 2  2  1

Sold Price **\$665,000** Sold Date **25-Mar-25**

Distance **0.6km**



**3/89 THACKERAY ROAD
RESERVOIR VIC 3073**

 2  1  1

Sold Price ^{RS} **\$650,000** Sold Date **21-Jul-25**

Distance **1.64km**



**2/54 NEWTON STREET
RESERVOIR VIC 3073**

 2  1  1

Sold Price ^{RS} **\$677,500** Sold Date **02-Jul-25**

Distance **0km**

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

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