

# 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

5/24 Barry Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$875,000

&

\$915,000

### 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	2/24 Barry St RESERVOIR 3073	\$875,000	22/07/2025
2	2/34 Yarra Av RESERVOIR 3073	\$908,500	07/06/2025
3	8/84-86 Howard St RESERVOIR 3073	\$860,000	20/05/2025

**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:

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Colin Abbas  
03 9403 9300  
0414 659 635  
colinabbas@jellisrcraig.com.au

3 2 2

Rooms: 5  
Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$875,000 - \$915,000  
Median Unit Price  
June quarter 2025: \$640,000

Comparable Properties



2/24 Barry St RESERVOIR 3073 (REI)

Agent Comments

3 2 2

Price: \$875,000  
Method: Private Sale  
Date: 22/07/2025  
Property Type: Townhouse (Single)



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)



8/84-86 Howard St RESERVOIR 3073 (REI)

Agent Comments

3 2 2

Price: \$860,000  
Method: Sold Before Auction  
Date: 20/05/2025  
Property Type: Townhouse (Res)  
Land Size: 173 sqm approx