

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 MCCOMAS 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Reservoir

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 ARMSTRONG STREET RESERVOIR VIC 3073	\$1,520,000	09-Jul-25
16 CRAWLEY STREET RESERVOIR VIC 3073	\$1,435,000	06-Jun-25
18 JOFFRE STREET RESERVOIR VIC 3073	\$1,661,000	17-Apr-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: 15 July 2025



3 ARMSTRONG STREET RESERVOIR VIC 3073

4 2 -

Sold Price ^{RS} **\$1,520,000** Sold Date **09-Jul-25**

Distance **2.53km**



16 CRAWLEY STREET RESERVOIR VIC 3073

3 2 -

Sold Price ^{RS} **\$1,435,000** Sold Date **06-Jun-25**

Distance **1.97km**



18 JOFFRE STREET RESERVOIR VIC 3073

4 2 4

Sold Price ^{RS} **\$1,661,000** Sold Date **17-Apr-25**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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