

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

2/62 Rathcoun Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$620,000 & \$680,000

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	3/107 St Vigeons Rd RESERVOIR 3073	\$633,500	12/07/2025
2	2/79 Winter Cr RESERVOIR 3073	\$630,000	30/06/2025
3	2/21 Barwon Av RESERVOIR 3073	\$691,000	14/06/2025

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:

28/07/2025 10:47



Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
June quarter 2025: \$640,000

Comparable Properties



3/107 St Vigeons Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$633,500
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)



2/79 Winter Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 30/06/2025
Property Type: Townhouse (Single)



2/21 Barwon Av RESERVOIR 3073 (REI)

Agent Comments



Price: \$691,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)

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