

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

2/23 Crookston Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$660,000

&

\$726,000

Median sale price

Median price \$700,000

Property Type Townhouse

Suburb Reservoir

Period - From 22/07/2024

to

21/07/2025

Source

Property Data

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	53b Miranda Rd RESERVOIR 3073	\$710,000	10/06/2025
2	4/5 Dunolly Cr RESERVOIR 3073	\$690,000	31/05/2025
3	16/15 Chenies St RESERVOIR 3073	\$640,000	17/05/2025

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:

22/07/2025 13:14

Maggie Sun
0425 790 930
0425 790 930
Maggie.Sun@vicprop.com.au



3 2 1

Property Type: Townhouse
Land Size: 179 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$726,000
Median Townhouse Price
22/07/2024 - 21/07/2025: \$700,000

Comparable Properties



53b Miranda Rd RESERVOIR 3073 (REI/VG)

Agent Comments

3 1 2

Price: \$710,000
Method: Private Sale
Date: 10/06/2025
Property Type: Townhouse (Single)

4/5 Dunolly Cr RESERVOIR 3073 (VG)

Agent Comments

4 - -

3 Bedrooms 2 Bathrooms Double
Garage according to floorplan

Price: \$690,000
Method: Sale
Date: 31/05/2025
Property Type: Townhouse (Single)



16/15 Chenies St RESERVOIR 3073 (REI/VG)

Agent Comments

3 2 2

Price: \$640,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Res)