

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

2/21 Mason Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$642,000

Property Type Unit

Suburb Reservoir

Period - From 01/01/2025

to 31/03/2025

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	3/23 Compton St RESERVOIR 3073	\$640,000	19/04/2025
2	5/12 Willoughby St RESERVOIR 3073	\$660,000	12/04/2025
3	3/3 View St RESERVOIR 3073	\$651,000	11/04/2025

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:

06/05/2025 10:17



Rooms: 3
Property Type: Apartment
Land Size: 131.939 sqm approx
 Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median Unit Price
 March quarter 2025: \$642,000

Comparable Properties



3/23 Compton St RESERVOIR 3073 (REI)

Agent Comments



Price: \$640,000
Method: Auction Sale
Date: 19/04/2025
Property Type: Unit
Land Size: 165 sqm approx



5/12 Willoughby St RESERVOIR 3073 (REI)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Unit
Land Size: 215 sqm approx



3/3 View St RESERVOIR 3073 (REI)

Agent Comments



Price: \$651,000
Method: Sold Before Auction
Date: 11/04/2025
Property Type: Villa

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