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	2/34 Yarra Avenue, Reservoir Vic 3073

Indicative selling price

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

Single price $908,500

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	8/84-86 Howard St RESERVOIR 3073	$860,000	20/05/2025
2	1a Beenak St RESERVOIR 3073	$945,000	17/05/2025
3	2/35 OConnor St RESERVOIR 3073	$860,000	16/05/2025

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: 10/06/2025 10:55

2/34 Yarra Avenue, Reservoir Vic 3073

BARRYPLANT

Property Type: Land

Agent Comments

Indicative Selling Price
$908,500
Median Unit Price
March quarter 2025: $642,000

Comparable Properties

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

3 2 2

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

Agent Comments

1a Beenak St RESERVOIR 3073 (REI)

3 2 4

Price: $945,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Res)

Agent Comments

2/35 OConnor St RESERVOIR 3073 (REI)

3 2 1

Price: $860,000
Method: Private Sale
Date: 16/05/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 121 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100

REIV THE DIFFERENCE | propertydata.com.au

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