

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

3/112 Darebin Boulevard, Reservoir Vic 3073

Indicative selling price

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

Range between \$700,000 & \$750,000

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	1/80 Purinuan Rd RESERVOIR 3073	\$747,500	24/07/2025
2	1/29 Pickett St RESERVOIR 3073	\$730,000	27/03/2025
3	1/191 Purinuan Rd RESERVOIR 3073	\$700,000	19/03/2025

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:

11/08/2025 19:38



 3  2  1

Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
June quarter 2025: \$640,000

Comparable Properties



1/80 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$747,500
Method: Sold Before Auction
Date: 24/07/2025
Property Type: Unit



1/29 Pickett St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  1  3

Price: \$730,000
Method: Private Sale
Date: 27/03/2025
Property Type: Unit

1/191 Purinuan Rd RESERVOIR 3073 (VG)

Agent Comments

 3  -  -

Price: \$700,000
Method: Sale
Date: 19/03/2025
Property Type: Townhouse (Conjoined)

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



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