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	6/82 TYLER STREET RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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 6 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
5/70 YARRA AVENUE RESERVOIR VIC 3073	$670,000	22-Jul-25
48 CREVELLI STREET RESERVOIR VIC 3073	$634,400	05-Jun-25
2/79 WINTER CRESCENT RESERVOIR VIC 3073	$630,000	16-Jun-25

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 6 months.~~

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5/70 YARRA AVENUE RESERVOIR VIC 3073

3 1 1

Sold Price RS $670,000 Sold Date 22-Jul-25

Distance 1.92km

48 CREVELLI STREET RESERVOIR VIC 3073

3 1 1

Sold Price $634,400 Sold Date 05-Jun-25

Distance 0.45km

2/79 WINTER CRESCENT RESERVOIR VIC 3073

2 2 1

Sold Price $630,000 Sold Date 16-Jun-25

Distance 1.78km

RS = Recent sale **UN** = Undisclosed Sale

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