

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

11/74 KING WILLIAM 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

\$310,000

&

\$341,000

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

4/74 KING WILLIAM STREET RESERVOIR VIC 3073	\$315,000	05-Apr-25
4/613 PLENTY ROAD PRESTON VIC 3072	\$315,000	11-Mar-25
12/696 PLENTY ROAD RESERVOIR VIC 3073	\$310,000	28-May-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.~~

This Statement of Information was prepared on: 19 August 2025



**4/74 KING WILLIAM STREET
RESERVOIR VIC 3073**

1 1 1

Sold Price **\$315,000** Sold Date **05-Apr-25**

Distance **0km**



4/613 PLENTY ROAD PRESTON VIC 3072

1 1 1

Sold Price Sold Date **11-Mar-25**

Distance **0.94km**

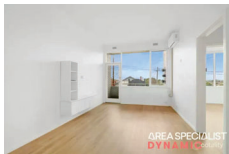


**12/696 PLENTY ROAD RESERVOIR
VIC 3073**

1 1 1

Sold Price ^{RS} **\$310,000** ^{UN} Sold Date **28-May-25**

Distance **0.96km**



**8/2A HAWKER AVENUE PRESTON
VIC 3072**

1 1 1

Sold Price **\$317,000** Sold Date **23-Apr-25**

Distance **0.91km**

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

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