

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

7/84 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

\$640,000

&

\$695,000

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

2/23 LAHA CRESCENT PRESTON VIC 3072	720000	11-Jul-25
9/26 TYLER STREET PRESTON VIC 3072	650000	12-Jun-25
4/84 TYLER STREET RESERVOIR VIC 3073	708000	04-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

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**2/23 LAHA CRESCENT PRESTON
VIC 3072**

 3  2  1

Sold Price

^{RS}

720000

Sold Date

11-Jul-25

Distance

0.54km



**9/26 TYLER STREET PRESTON VIC
3072**

 3  1  2

Sold Price

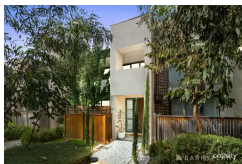
650000

Sold Date

12-Jun-25

Distance

0.47km



**4/84 TYLER STREET RESERVOIR
VIC 3073**

 3  2  2

Sold Price

708000

Sold Date

04-May-25

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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