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.~~

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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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