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	4/76 Darebin Boulevard, Reservoir Vic 3073

Indicative selling price

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

Range between $550,000 & $595,000

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	3/34 St Vigeons Rd RESERVOIR 3073	$614,500	20/06/2025
2	3/46 Crookston Rd RESERVOIR 3073	$575,000	14/06/2025
3	3/30 Miranda Rd RESERVOIR 3073	$570,000	19/04/2025

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: 26/08/2025 10:20

4/76 Darebin Boulevard, Reservoir Vic 3073



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$550,000 - $595,000
Median Unit Price
June quarter 2025: $640,000

Comparable Properties



3/34 St Vigeons Rd RESERVOIR 3073 (REI)

2 1 1

Price: $614,500
Method: Sold Before Auction
Date: 20/06/2025
Property Type: Villa

Agent Comments



3/46 Crookston Rd RESERVOIR 3073 (REI/VG)

2 1 2

Price: $575,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit
Land Size: 141 sqm approx

Agent Comments



3/30 Miranda Rd RESERVOIR 3073 (REI/VG)

2 1 1

Price: $570,000
Method: Auction Sale
Date: 19/04/2025
Rooms: 5
Property Type: Unit

Agent Comments

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

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