

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

2-14 Sturdee Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$706,000 Property Type Townhouse Suburb Reservoir

Period - From 06/10/2024 to 05/10/2025 Source Property Data

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	2/6 Lambassa Gr RESERVOIR 3073	\$770,000	29/09/2025
2	2/2 Borrie St RESERVOIR 3073	\$772,000	06/09/2025
3	7/16-18 Harbury St RESERVOIR 3073	\$765,500	27/05/2025

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:

06/10/2025 14:09



 3  2  2

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 266 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$790,000

Median Townhouse Price

06/10/2024 - 05/10/2025: \$706,000

Comparable Properties



2/6 Lambassa Gr RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$770,000

Method: Sold Before Auction

Date: 29/09/2025

Property Type: Townhouse (Single)



2/2 Borrie St RESERVOIR 3073 (REI)

Agent Comments

 3  1  2

Price: \$772,000

Method: Auction Sale

Date: 06/09/2025

Rooms: 4

Property Type: Townhouse (Res)



7/16-18 Harbury St RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$765,500

Method: Sold Before Auction

Date: 27/05/2025

Property Type: Townhouse (Res)

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