Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 5/13 Elsey Road, Reservoir Vic 3073 |
|----------------------|-------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Single price \$435,000

Median sale price

| Median price | \$685,000 | Pro | perty Type | Jnit | | Suburb | Reservoir |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/07/2025 | to | 30/09/2025 | | 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

| 1 | 5/22 Epstein St RESERVOIR 3073 | \$440,000 | 06/09/2025 |
|---|--------------------------------|-----------|------------|
| 2 | 3/17 Dundee St RESERVOIR 3073 | \$440,000 | 05/09/2025 |
| 3 | 10/13 Elsey Rd RESERVOIR 3073 | \$415,000 | 21/05/2025 |

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: | 07/10/2025 14:03 |
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Date of sale







Indicative Selling Price \$435,000 Median Unit Price September quarter 2025: \$685,000

Comparable Properties



5/22 Epstein St RESERVOIR 3073 (REI)

1

1

A 1

Price: \$440,000

Method: Sold Before Auction

Date: 06/09/2025 Property Type: Unit **Agent Comments**



3/17 Dundee St RESERVOIR 3073 (REI)

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1



a

Agent Comments

Price: \$440,000 Method: Private Sale Date: 05/09/2025 Property Type: Unit



10/13 Elsey Rd RESERVOIR 3073 (REI/VG)

1

Price: \$415,000 Method: Private Sale Date: 21/05/2025 Property Type: Unit

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1

Agent Comments





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

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