

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

2/36 Seston Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$705,000 Property Type Townhouse Suburb Reservoir

Period - From 13/10/2024 to 12/10/2025 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	2/43 Clingin St RESERVOIR 3073	\$560,000	15/08/2025
2	2/6 Mccomas St RESERVOIR 3073	\$541,000	10/06/2025
3	3/6 Boldrewood Pde RESERVOIR 3073	\$580,000	23/05/2025

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:

13/10/2025 19:35



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Rooms: 5
Property Type: Townhouse (Single)
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median Townhouse Price
13/10/2024 - 12/10/2025: \$705,000

Comparable Properties

2/43 Clingin St RESERVOIR 3073 (VG)

Agent Comments

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Price: \$560,000
Method: Sale
Date: 15/08/2025
Property Type: Townhouse (Conjoined)



2/6 Mccomas St RESERVOIR 3073 (REI/VG)

Agent Comments

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Price: \$541,000
Method: Private Sale
Date: 10/06/2025
Property Type: Townhouse (Single)



3/6 Boldrewood Pde RESERVOIR 3073 (REI/VG)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 23/05/2025
Property Type: Townhouse (Single)