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	6/6-8 BOX 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	$484,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Reservoir
Period-from	01 Nov 2024	to	31 Oct 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
5/115 RATHCOWN ROAD RESERVOIR VIC 3073	$479,000	20-Sep-25
3/46 CROOKSTON ROAD RESERVOIR VIC 3073	$575,000	14-Jun-25
6/3 BARRY STREET RESERVOIR VIC 3073	$485,000	25-Oct-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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5/115 RATHCOWN ROAD RESERVOIR VIC 3073

1 1 1

Sold Price RS $479,000 Sold Date 20-Sep-25

Distance 0.25km



3/46 CROOKSTON ROAD RESERVOIR VIC 3073

1 1 2

Sold Price $575,000 Sold Date 14-Jun-25

Distance 0.33km



6/3 BARRY STREET RESERVOIR VIC 3073

1 1 1

Sold Price RS $485,000 Sold Date 25-Oct-25

Distance 1.31km

RS = Recent sale **UN** = Undisclosed Sale

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