

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

1/215 Spring Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$685,000

Property Type Unit

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	Price	Date of sale
1	1/49 Orrong Av RESERVOIR 3073	\$721,250	07/06/2025
2	1/8 Cuthbert Rd RESERVOIR 3073	\$712,500	24/05/2025
3			

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
September quarter 2025: \$685,000

Comparable Properties



1/49 Orrong Av RESERVOIR 3073 (REI/VG) Agent Comments

 2  1  1

Price: \$721,250
Method: Auction Sale
Date: 07/06/2025
Rooms: 4
Property Type: Unit
Land Size: 269 sqm approx



1/8 Cuthbert Rd RESERVOIR 3073 (REI/VG) Agent Comments

 2  1  1

Price: \$712,500
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit
Land Size: 279 sqm approx

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. These are the only 2 results for brick residence on a subdivided block, being the front existing brick home.