

# 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

3/5 Smith Street, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$665,000

### 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 | 5/70 Yarra Av RESERVOIR 3073   | \$670,000 | 21/07/2025   |
| 2 | 3/44 Barry St RESERVOIR 3073   | \$667,000 | 28/06/2025   |
| 3 | 3/30 Orrong Av RESERVOIR 3073  | \$640,000 | 20/06/2025   |

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:

01/12/2025 10:27



 3  1  1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$665,000

**Median Unit Price**

September quarter 2025: \$685,000

## Comparable Properties



**5/70 Yarra Av RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$670,000

**Method:** Sold Before Auction

**Date:** 21/07/2025

**Property Type:** Unit



**3/44 Barry St RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$667,000

**Method:** Auction Sale

**Date:** 28/06/2025

**Property Type:** Unit



**3/30 Orrong Av RESERVOIR 3073 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 20/06/2025

**Property Type:** Townhouse (Res)

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