

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 182a Purinuan 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 \$880,000

Median sale price

Median price \$715,755 Property Type Townhouse Suburb Reservoir
Period - From 09/12/2024 to 08/12/2025 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 2/8 Cuthbert Rd RESERVOIR 3073	\$846,000	15/11/2025
2 2/106 Crookston Rd RESERVOIR 3073	\$850,000	13/09/2025
3 3/11-13 Olive St RESERVOIR 3073	\$855,000	12/07/2025

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:

09/12/2025 15:49

**Rooms:** 6**Property Type:** Townhouse**Agent Comments****Indicative Selling Price**

\$880,000

Median Townhouse Price

09/12/2024 - 08/12/2025: \$715,755

Comparable Properties

**2/8 Cuthbert Rd RESERVOIR 3073 (REI)****Price:** \$846,000**Method:** Auction Sale**Date:** 15/11/2025**Property Type:** Townhouse (Res)**Land Size:** 202 sqm approx**Agent Comments****2/106 Crookston Rd RESERVOIR 3073 (REI/VG)****Price:** \$850,000**Method:** Auction Sale**Date:** 13/09/2025**Property Type:** Townhouse (Res)**Land Size:** 216 sqm approx**Agent Comments****3/11-13 Olive St RESERVOIR 3073 (REI)****Price:** \$855,000**Method:** Auction Sale**Date:** 12/07/2025**Property Type:** Townhouse (Res)**Land Size:** 350 sqm approx**Agent Comments**

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