

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

182a Purinuan Road, Reservoir Vic 3073

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



3
 2
 2

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)

Agent Comments

3
 2
 2

Price: \$846,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Land Size: 202 sqm approx



2/106 Crookston Rd RESERVOIR 3073 (REI/VG)

Agent Comments

3
 2
 2

Price: \$850,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)

Land Size: 216 sqm approx



3/11-13 Olive St RESERVOIR 3073 (REI)

Agent Comments

3
 2
 2

Price: \$855,000

Method: Auction Sale

Date: 12/07/2025

Property Type: Townhouse (Res)

Land Size: 350 sqm approx

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