

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

2/2 Cool Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$730,000

&

\$765,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Reservoir

Period - From 01/10/2025

to 31/12/2025

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	1d Birdwood St RESERVOIR 3073	\$775,000	27/11/2025
2	18b Haig St RESERVOIR 3073	\$782,500	22/11/2025
3	1/82 Leamington St RESERVOIR 3073	\$735,000	01/11/2025

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:

20/01/2026 12:35



 2  1  1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$730,000 - \$765,000
Median Unit Price
 December quarter 2025: \$670,000

Comparable Properties

1d Birdwood St RESERVOIR 3073 (VG)

Agent Comments

 2  -  -

Price: \$775,000
Method: Sale
Date: 27/11/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single
 OYO Dwelling

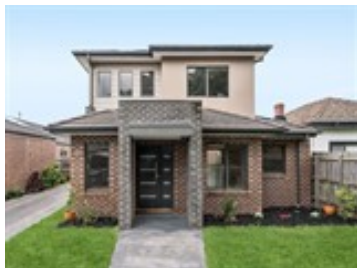


18b Haig St RESERVOIR 3073 (REI)

Agent Comments

 2  1  2

Price: \$782,500
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 145 sqm approx



1/82 Leamington St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  2  1

Price: \$735,000
Method: Auction Sale
Date: 01/11/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 190 sqm approx

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