

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

Single price \$650,000

Median sale price

Median price \$655,500 Property Type Unit Suburb Reservoir
Period - From 21/01/2025 to 20/01/2026 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	4/51 St Vigeons Rd RESERVOIR 3073	\$632,000	13/12/2025
2	5/70 Yarra Av RESERVOIR 3073	\$670,000	21/07/2025
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:

21/01/2026 16:01



Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000

Median Unit Price

21/01/2025 - 20/01/2026: \$655,500

Comparable Properties



4/51 St Vigeons Rd RESERVOIR 3073 (REI)



Agent Comments

Price: \$632,000

Method: Auction Sale

Date: 13/12/2025

Rooms: 4

Property Type: Unit



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



Agent Comments

Price: \$670,000

Method: Sold Before Auction

Date: 21/07/2025

Property Type: Unit

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.

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