

## 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

604 GILBERT ROAD RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

106 SPRING STREET RESERVOIR VIC 3073	\$730,000	23-Oct-25
16 FRANKSTON STREET RESERVOIR VIC 3073	\$810,000	03-Feb-26

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 6 months.

This Statement of Information was prepared on: 11 February 2026

Tamer Genc

M 0423331114

E tgenic@barryplant.com.au

**106 SPRING STREET RESERVOIR  
VIC 3073**

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Sold Price

**\$730,000**

Sold Date

**23-Oct-25**

Distance

**0.83km****16 FRANKSTON STREET  
RESERVOIR VIC 3073**

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Sold Price

<sup>RS</sup>**\$810,000**

Sold Date

**03-Feb-26**

Distance

**0.66km****RS** = Recent sale**UN** = Undisclosed Sale

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