

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$720,000 Property Type Townhouse Suburb Reservoir

Period - From 27/02/2025 to 26/02/2026 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	1/148 Boldrewood Pde RESERVOIR 3073	\$840,000	13/02/2026
2	2/62 Cheddar Rd RESERVOIR 3073	\$800,000	07/02/2026
3	2/192 Purinuan Rd RESERVOIR 3073	\$865,000	27/11/2025

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:

27/02/2026 12:37



 3  2  2

Rooms: 6
Property Type: Townhouse
 Agent Comments

Indicative Selling Price
 \$820,000 - \$870,000
Median Townhouse Price
 27/02/2025 - 26/02/2026: \$720,000

Comparable Properties



1/148 Boldrewood Pde RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$840,000
Method: Sold Before Auction
Date: 13/02/2026
Property Type: Townhouse (Res)
Land Size: 248 sqm approx



2/62 Cheddar Rd RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$800,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Townhouse (Res)



2/192 Purinuan Rd RESERVOIR 3073 (VG)

Agent Comments

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Price: \$865,000
Method: Sale
Date: 27/11/2025
Property Type: Strata Unit/Flat

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