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	1/27 Lake Street, Reservoir Vic 3073

Indicative selling price

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

Range between $560,000 & $590,000

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	1/32 Oconnor St RESERVOIR 3073	$650,000	07/02/2026
2	6/27 Lake St RESERVOIR 3073	$518,500	10/12/2025
3	1/12 Willoughby St RESERVOIR 3073	$718,000	29/11/2025

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.~~

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CONSUMER AFFAIRS VICTORIA

BARRYPLANT



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Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$560,000 - $590,000
Median Unit Price
December quarter 2025: $670,000

Comparable Properties



1/32 Oconnor St RESERVOIR 3073 (REI)

2 1 1

Price: $650,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Unit
Land Size: 134 sqm approx

Agent Comments



6/27 Lake St RESERVOIR 3073 (REI/VG)

2 1 1

Price: $518,500
Method: Private Sale
Date: 10/12/2025
Property Type: Unit

Agent Comments



1/12 Willoughby St RESERVOIR 3073 (REI/VG)

2 1 1

Price: $718,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 132 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata .com.au

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