

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

81 Spring Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$600,000 & \$625,000

Median sale price

Median price \$679,000 Property Type Unit Suburb Reservoir

Period - From 01/01/2026 to 31/03/2026 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 | 2d Taylor Av RESERVOIR 3073 | \$620,000 | 26/03/2026 |
| 2 | 1/15 Dennis St RESERVOIR 3073 | \$605,000 | 28/02/2026 |
| 3 | 5/1 Hawker Av PRESTON 3072 | \$615,000 | 13/02/2026 |

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:

23/04/2026 13:53



 2  1  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$600,000 - \$625,000
Median Unit Price
March quarter 2026: \$679,000

Comparable Properties



2d Taylor Av RESERVOIR 3073 (REI)

Agent Comments

 2  1  2

Price: \$620,000
Method: Private Sale
Date: 26/03/2026
Property Type: Townhouse (Single)



1/15 Dennis St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$605,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)



5/1 Hawker Av PRESTON 3072 (REI/VG)

Agent Comments

 2  2  1

Price: \$615,000
Method: Private Sale
Date: 13/02/2026
Property Type: Townhouse (Res)

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