

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

11/7 Seaver Grove, Reservoir Vic 3073

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$666,750 Property Type Unit Suburb Reservoir

Period - From 11/05/2025 to 10/05/2026 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	3/37-39 George St RESERVOIR 3073	\$553,000	28/04/2026
2	4/184 Edwardes St RESERVOIR 3073	\$580,000	10/04/2026
3	1/42 Kelsby St RESERVOIR 3073	\$565,000	07/04/2026

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: 11/05/2026 10:18



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$580,000
Median Unit Price
11/05/2025 - 10/05/2026: \$666,750

Comparable Properties



3/37-39 George St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$553,000
Method: Auction Sale
Date: 28/04/2026
Property Type: Unit



4/184 Edwardes St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 10/04/2026
Property Type: Unit



1/42 Kelsby St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$565,000
Method: Private Sale
Date: 07/04/2026
Property Type: Unit

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