

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

3/38 PICKETT STREET RESERVOIR VIC 3073

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,000

Property type

Unit

Suburb

Reservoir

Period-from

01 May 2025

to

30 Apr 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

6/16 ELSEY ROAD RESERVOIR VIC 3073	\$560,000	02-May-26
4/146-148 HICKFORD STREET RESERVOIR VIC 3073	\$590,000	07-Feb-26
5/13 FYFE STREET RESERVOIR VIC 3073	\$611,888	18-Mar-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: 19 May 2026

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**6/16 ELSEY ROAD RESERVOIR VIC 3073**

Sold Price

RS

\$560,000

Sold Date

02-May-26

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Distance

0.13km**4/146-148 HICKFORD STREET RESERVOIR VIC 3073**

Sold Price

\$590,000

Sold Date

07-Feb-26

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Distance

0.23km**5/13 FYFE STREET RESERVOIR VIC 3073**

Sold Price

\$611,888

Sold Date

18-Mar-26

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Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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