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	175/2 Gremel Road, Reservoir Vic 3073

Indicative selling price

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

Single price $159,000

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	135/2 Gremel Rd RESERVOIR 3073	$158,000	05/03/2026
2	117/2 Gremel Rd RESERVOIR 3073	$145,000	29/01/2026
3	62/2 Gremel Rd RESERVOIR 3073	$165,000	04/12/2025

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: 01/06/2026 14:15

175/2 Gremel Road, Reservoir Vic 3073

BARRYPLANT



2 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$159,000
Median Unit Price
March quarter 2026: $679,000

Comparable Properties



135/2 Gremel Rd RESERVOIR 3073 (REI)

2 1 1

Price: $158,000
Method: Private Sale
Date: 05/03/2026
Property Type: Unit

Agent Comments

117/2 Gremel Rd RESERVOIR 3073 (REI)

2 1 1

Price: $145,000
Method: Private Sale
Date: 29/01/2026
Property Type: Retirement Village Individual Flat/Unit

Agent Comments



62/2 Gremel Rd RESERVOIR 3073 (REI)

2 1 1

Price: $165,000
Method: Private Sale
Date: 04/12/2025
Property Type: Unit

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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