

# 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

12/13 Elsey Road, Reservoir Vic 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$450,000

### 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	3/13 Elsey Rd RESERVOIR 3073	\$450,000	21/05/2026
2	5/13 Elsey Rd RESERVOIR 3073	\$430,000	02/03/2026
3	1/17 Dundee St RESERVOIR 3073	\$445,000	12/02/2026

**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:

11/06/2026 13:06



 1    1    1

**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$430,000 - \$450,000  
**Median Unit Price**  
 March quarter 2026: \$679,000

## Comparable Properties



**3/13 Elsey Rd RESERVOIR 3073 (REI)**

[Agent Comments](#)

 1    1    1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 21/05/2026  
**Property Type:** Unit



**5/13 Elsey Rd RESERVOIR 3073 (REI)**

[Agent Comments](#)

 1    1    1

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 02/03/2026  
**Property Type:** Unit



**1/17 Dundee St RESERVOIR 3073 (REI/VG)**

[Agent Comments](#)

 1    1    1

**Price:** \$445,000  
**Method:** Sold Before Auction  
**Date:** 12/02/2026  
**Property Type:** Unit

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