

# 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 5/3 Griffiths Street, 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 \$570,000 & \$600,000

### Median sale price

Median price \$668,000 Property Type Unit Suburb Reservoir

Period - From 15/06/2025 to 14/06/2026 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	4/184 Edwardes St RESERVOIR 3073	\$580,000	10/04/2026
2	1/42 Kelsby St RESERVOIR 3073	\$565,000	07/04/2026
3	6/32-34 Kelsby St RESERVOIR 3073	\$600,000	26/03/2026

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: 15/06/2026 13:02



**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$570,000 - \$600,000

**Median Unit Price**

15/06/2025 - 14/06/2026: \$668,000

## Comparable Properties



**4/184 Edwardes St RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 10/04/2026

**Property Type:** Unit



**1/42 Kelsby St RESERVOIR 3073 (REI/VG)**

Agent Comments



**Price:** \$565,000

**Method:** Private Sale

**Date:** 07/04/2026

**Property Type:** Unit



**6/32-34 Kelsby St RESERVOIR 3073 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 26/03/2026

**Property Type:** Unit

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