

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 2/155 Rathcoun Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$722,000 Property Type Townhouse Suburb Reservoir

Period - From 19/06/2025 to 18/06/2026 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	3/28 Compton St RESERVOIR 3073	\$515,000	27/05/2026
2	2/15 Compton St RESERVOIR 3073	\$502,000	23/05/2026
3			

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: 19/06/2026 14:41



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Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Townhouse Price
19/06/2025 - 18/06/2026: \$722,000

Comparable Properties



3/28 Compton St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$515,000
Method: Private Sale
Date: 27/05/2026
Property Type: Townhouse (Res)



2/15 Compton St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$502,000
Method: Auction Sale
Date: 23/05/2026
Rooms: 3
Property Type: Townhouse (Res)

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.

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