

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

43/2 Gremel Road, Reservoir Vic 3073

Indicative selling price

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

Single price

\$149,000

Median sale price

Median price

\$633,000

Property Type

Unit

Suburb

Reservoir

Period - From

01/04/2026

to

30/06/2026

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	175/2 Gremel Rd RESERVOIR 3073	\$145,000	12/06/2026
2	117/2 Gremel Rd RESERVOIR 3073	\$145,000	29/01/2026
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:

10/07/2026 11:47



 2  1  1

Rooms: 4

Property Type:

Agent Comments

Indicative Selling Price

\$149,000

Median Unit Price

June quarter 2026: \$633,000

Comparable Properties



175/2 Gremel Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$145,000

Method: Private Sale

Date: 12/06/2026

Property Type: Unit

117/2 Gremel Rd RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$145,000

Method: Private Sale

Date: 29/01/2026

Property Type: Retirement Village Individual Flat/Unit

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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