

Statement of Information
**Single residential property located outside the
Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

4/25-27 Elsey Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$400,000

&

\$440,000

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 five kilometres of the property for sale in the last eighteen 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	4/66 Dundee St RESERVOIR 3073	\$440,000	18/02/2026
2	1/26 Cheddar Rd RESERVOIR 3073	\$430,000	03/12/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

10/07/2026 11:52



2 1 1

Rooms: 4
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price:
 \$400,000 - \$440,000
Median Unit Price:
 June quarter 2026: \$633,000

Comparable Properties



4/66 Dundee St RESERVOIR 3073 (VG)

Agent Comments

2 - -

Price: \$440,000
Method: Sale
Date: 18/02/2026
Property Type: Strata Unit - Conjoined



1/26 Cheddar Rd RESERVOIR 3073 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000
Method: Private Sale
Date: 03/12/2025
Property Type: Unit

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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