

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

2/109 HICKFORD STREET RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

2/51 HICKFORD STREET RESERVOIR VIC 3073	\$664,000	28-Mar-26
3/7 JOHNSON STREET RESERVOIR VIC 3073	\$685,000	06-May-26
2/128 BOLDREWOOD PARADE RESERVOIR VIC 3073	\$700,000	06-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 12 July 2026

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**2/51 HICKFORD STREET
RESERVOIR VIC 3073**

 3  1  1

Sold Price

\$664,000

Sold Date **28-Mar-26**

Distance **0.62km**



**3/7 JOHNSON STREET RESERVOIR
VIC 3073**

 3  1  1

Sold Price

\$685,000

Sold Date **06-May-26**

Distance **0.68km**



**2/128 BOLDREWOOD PARADE
RESERVOIR VIC 3073**

 3  2  1

Sold Price

^{RS} **\$700,000**

Sold Date **06-Jul-26**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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