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	4/97 Rathcown Road, 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	$610,000

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	4/147 Purinuan Rd RESERVOIR 3073	$628,000	23/05/2026
2	3/81 Rathcown Rd RESERVOIR 3073	$610,000	11/04/2026
3	3/80C Rathcown Rd RESERVOIR 3073	$620,000	08/04/2026

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: 22/07/2026 10:00