

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

5/3 Griffiths Street, Reservoir Vic 3073

Indicative selling price

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

Range between

\$545,000

&

\$565,000

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	1/154 Leamington St RESERVOIR 3073	\$545,000	09/08/2026
2	11/7 Seaver Gr RESERVOIR 3073	\$565,000	04/07/2026
3	16/9 Seaver Gr RESERVOIR 3073	\$555,000	15/05/2026

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:

08/09/2026 12:36



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$545,000 - \$565,000

Median Unit Price

June quarter 2026: \$633,000

Comparable Properties



1/154 Leamington St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$545,000

Method: Private Sale

Date: 09/08/2026

Property Type: Unit



11/7 Seaver Gr RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$565,000

Method: Private Sale

Date: 04/07/2026

Property Type: Unit



16/9 Seaver Gr RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  2

Price: \$555,000

Method: Private Sale

Date: 15/05/2026

Property Type: Unit

Account - Barry Plant | P: 03 94605066 | F: 03 94605100