

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

3/167 Rathcown Road, Reservoir Vic 3073

Indicative selling price

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

Range between

\$770,000

&

\$830,000

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.

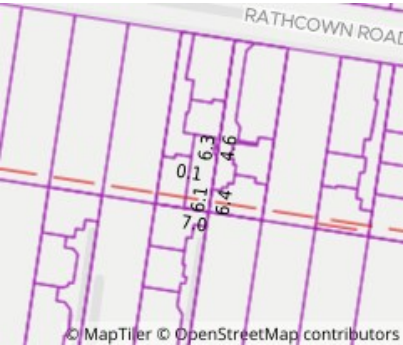
	Address of comparable property	Price	Date of sale
1	2/12 Mack St RESERVOIR 3073	\$827,000	26/08/2026
2	1/199 Purinuan Rd RESERVOIR 3073	\$780,000	01/07/2026
3	2/109 Cuthbert Rd RESERVOIR 3073	\$870,000	18/05/2026

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:

14/09/2026 12:09



Property Type:
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median Unit Price
June quarter 2026: \$633,000

Comparable Properties



2/12 Mack St RESERVOIR 3073 (REI)

Agent Comments



Price: \$827,000
Method: Private Sale
Date: 26/08/2026
Property Type: Townhouse (Res)



1/199 Purinuan Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 01/07/2026
Property Type: Townhouse (Single)
Land Size: 220 sqm approx



2/109 Cuthbert Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 18/05/2026
Property Type: Townhouse (Res)

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