

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

2-4 Johnson Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$590,000

&

\$645,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Reservoir

Period - From 28/09/2025

to

27/09/2026

Source Property Data

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	1/25 Pickett St RESERVOIR 3073	\$600,000	03/09/2026
2	4/24 Kelsby St RESERVOIR 3073	\$640,000	06/08/2026
3	11a Mccrae St RESERVOIR 3073	\$641,000	31/07/2026

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:

28/09/2026 10:43

 2  1  1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$590,000 - \$645,000
Median Unit Price
28/09/2025 - 27/09/2026: \$645,000

Comparable Properties



1/25 Pickett St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$600,000
Method: Private Sale
Date: 03/09/2026
Property Type: Unit



4/24 Kelsby St RESERVOIR 3073 (REI)

Agent Comments

 2  1  1

Price: \$640,000
Method: Private Sale
Date: 06/08/2026
Property Type: Unit



11a Mccrae St RESERVOIR 3073 (REI)

Agent Comments

 2  1  2

Price: \$641,000
Method: Private Sale
Date: 31/07/2026
Property Type: Unit