

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

1/2 Trudgeon Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$705,000

Property Type

Townhouse

Suburb

Reservoir

Period - From

22/08/2024

to

21/08/2025

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	2/6 Mccomas St RESERVOIR 3073	\$541,000	10/06/2025
2	2/32 Orrong Av RESERVOIR 3073	\$579,000	04/03/2025
3	1/15 Compton St RESERVOIR 3073	\$587,500	15/02/2025

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:

22/08/2025 10:18



2
 1
 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Townhouse Price

22/08/2024 - 21/08/2025: \$705,000

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.

Comparable Properties



2/6 Mccomas St RESERVOIR 3073 (REI/VG)

Agent Comments

2
 1
 1

Price: \$541,000

Method: Private Sale

Date: 10/06/2025

Property Type: Townhouse (Single)



2/32 Orrong Av RESERVOIR 3073 (REI/VG)

Agent Comments

2
 1
 1

Price: \$579,000

Method: Private Sale

Date: 04/03/2025

Property Type: Townhouse (Res)



1/15 Compton St RESERVOIR 3073 (REI/VG)

Agent Comments

2
 1
 1

Price: \$587,500

Method: Auction Sale

Date: 15/02/2025

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888