

## 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

1/34 EPSTEIN STREET RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$779,000

&

\$839,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Reservoir

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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 6 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

1/8 BARTON STREET RESERVOIR VIC 3073	\$831,000	15-Nov-25
2/22 O'CONNOR STREET RESERVOIR VIC 3073	\$810,000	30-May-26
1/89 DAREBIN BOULEVARD RESERVOIR VIC 3073	\$800,000	22-May-26

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 6 months.~~

This Statement of Information was prepared on: 15 June 2026



**1/8 BARTON STREET RESERVOIR  
VIC 3073**

3 2 1

Sold Price

**\$831,000**

Sold Date **15-Nov-25**

Distance **1.07km**



**2/22 O'CONNOR STREET  
RESERVOIR VIC 3073**

3 1 2

Sold Price

<sup>RS</sup> **\$810,000**

Sold Date **30-May-26**

Distance **1.07km**



**1/89 DAREBIN BOULEVARD  
RESERVOIR VIC 3073**

3 2 2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **22-May-26**

Distance **3.24km**

RS = Recent sale

UN = Undisclosed Sale

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