

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$769,000

&

\$829,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2025

to

30 Jun 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

1/199 PURINUAN ROAD RESERVOIR VIC 3073	\$780,000	01-Jul-26
22C GLASGOW AVENUE RESERVOIR VIC 3073	\$817,000	24-Jun-26
2/22 O'CONNOR STREET RESERVOIR VIC 3073	\$810,000	30-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: 22 July 2026



**1/199 PURINUAN ROAD
RESERVOIR VIC 3073**

3 2 2

Sold Price

^{RS}

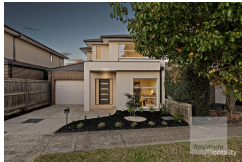
\$780,000

Sold Date

01-Jul-26

Distance

1.64km



**22C GLASGOW AVENUE
RESERVOIR VIC 3073**

3 2 -

Sold Price

^{RS}

\$817,000

Sold Date

24-Jun-26

Distance

1.02km



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

3 1 2

Sold Price

^{RS}

\$810,000

Sold Date

30-May-26

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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