

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

10/949-951 HIGH 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jul 2024

to

30 Jun 2025

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

8/63 O'CONNOR STREET RESERVOIR VIC 3073

\$620,000

16-Jul-25

2/79 WINTER CRESCENT RESERVOIR VIC 3073

\$630,000

30-Jun-25

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: 31 July 2025



**8/63 O'CONNOR STREET
RESERVOIR VIC 3073**

 2
  2
  1

Sold Price ^{RS} **\$620,000** Sold Date **16-Jul-25**

Distance **0.83km**



**2/79 WINTER CRESCENT
RESERVOIR VIC 3073**

 2
  2
  1

Sold Price ^{RS} **\$630,000** Sold Date **30-Jun-25**

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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