

## 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 15/47-49 RATHCOWN ROAD, Reservoir, VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$440,000

&

\$480,000

### Median sale price

Median price

\$654,000

Property Type

Unit

Suburb

Reservoir (3073)

Period - From

01/05/2026

to

30/04/2026

Source

Cotality

### Comparable property sales

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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
3/20 OCONNOR STREET, RESERVOIR VIC 3073	\$470,000	11/04/2026
4/66 DUNDEE STREET, RESERVOIR VIC 3073	\$440,000	18/02/2026
2/110 NORTH ROAD, RESERVOIR VIC 3073	\$455,000	16/01/2026

This Statement of Information was prepared on: 11/05/2026