

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 8/11 George Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Reservoir

Period - From 07/05/2024 to 06/05/2025 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	1/30 Kelsby St RESERVOIR 3073	\$360,000	23/04/2025
2	12/13 Elsey Rd RESERVOIR 3073	\$365,000	05/04/2025
3	3/15-16 Macartney St RESERVOIR 3073	\$385,000	03/04/2025

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: 07/05/2025 11:29



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

07/05/2024 - 06/05/2025: \$630,000

Comparable Properties



1/30 Kelsby St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$360,000

Method: Private Sale

Date: 23/04/2025

Property Type: Unit



12/13 Elsey Rd RESERVOIR 3073 (REI)

Agent Comments

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Price: \$365,000

Method: Private Sale

Date: 05/04/2025

Rooms: 3

Property Type: Unit



3/15-16 Macartney St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$385,000

Method: Private Sale

Date: 03/04/2025

Property Type: Unit

Account - Love & Co



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