

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

20 Marshall Drive, Reservoir Vic 3073

Indicative selling price

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

Range between \$640,000 & \$699,500

Median sale price

Median price \$720,000 Property Type Townhouse Suburb Reservoir

Period - From 03/03/2025 to 02/03/2026 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	1/64 Hickford St RESERVOIR 3073	\$650,000	17/12/2025
2	2/7b Carrol St RESERVOIR 3073	\$692,000	03/12/2025
3	2e Carrol St RESERVOIR 3073	\$677,000	08/11/2025

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:

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Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$640,000 - \$699,500
Median Townhouse Price
03/03/2025 - 02/03/2026: \$720,000

Comparable Properties



1/64 Hickford St RESERVOIR 3073 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 17/12/2025
Property Type: Townhouse (Conjoined)

2/7b Carrol St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$692,000
Method: Private Sale
Date: 03/12/2025
Property Type: Townhouse (Res)

2e Carrol St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$677,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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