

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

4/55 SESTON 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Mar 2025

to

28 Feb 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

2/46 CREVELLI STREET RESERVOIR VIC 3073	\$689,000	15-Oct-24
3/4 FAYE STREET RESERVOIR VIC 3073	\$725,000	05-Feb-26
3/62 ANDREWS AVENUE RESERVOIR VIC 3073	\$673,500	21-Sep-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: 04 March 2026



**2/46 CREVELLI STREET
RESERVOIR VIC 3073**

 2  2  1

Sold Price **\$689,000** Sold Date **15-Oct-24**

Distance **0.33km**



**3/4 FAYE STREET RESERVOIR VIC
3073**

 2  1  1

Sold Price ^{RS} **\$725,000** Sold Date **05-Feb-26**

Distance **0.6km**



**3/62 ANDREWS AVENUE
RESERVOIR VIC 3073**

 2  2  1

Sold Price **\$673,500** Sold Date **21-Sep-25**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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