

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

2/75 Barton Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

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

Period - From 05/03/2025 to 04/03/2026 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	7/32 Lane Cr RESERVOIR 3073	\$600,000	05/03/2026
2	6/224 Spring St RESERVOIR 3073	\$592,000	11/12/2025
3	2/165 Rathcown Rd RESERVOIR 3073	\$600,000	24/09/2025

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: 05/03/2026 15:47



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Property Type: Townhouse
Land Size: 121 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Townhouse Price
05/03/2025 - 04/03/2026: \$720,000

Comparable Properties



7/32 Lane Cr RESERVOIR 3073 (REI)

[Agent Comments](#)

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Price: \$600,000
Method:
Date: 05/03/2026
Property Type: Townhouse (Single)



6/224 Spring St RESERVOIR 3073 (REI/VG)

[Agent Comments](#)

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Price: \$592,000
Method: Private Sale
Date: 11/12/2025
Property Type: Townhouse (Res)



2/165 Rathcown Rd RESERVOIR 3073 (VG)

[Agent Comments](#)

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Price: \$600,000
Method: Sale
Date: 24/09/2025
Property Type: Flat/Unit/Apartment (Res)