

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 4/84-86 Pine Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Reservoir

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	1a Macartney St RESERVOIR 3073	\$790,000	15/12/2025
2	12/47-53 Edwardes St RESERVOIR 3073	\$755,000	13/12/2025
3	1/853 High St RESERVOIR 3073	\$738,000	29/10/2025

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.~~

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Kannan Subramanian
03 9070 5095
0411 711 232

kannansubramanian@jellisrcraig.com.au

Indicative Selling Price

\$750,000 - \$795,000

Median Unit Price

December quarter 2025: \$670,000



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1a Macartney St RESERVOIR 3073 (REI/VG)

Agent Comments

3 2 2

Price: \$790,000

Method: Private Sale

Date: 15/12/2025

Property Type: Townhouse (Res)



12/47-53 Edwardes St RESERVOIR 3073 (REI)

Agent Comments

3 2 1

Price: \$755,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Townhouse (Res)

Land Size: 144 sqm approx



1/853 High St RESERVOIR 3073 (REI/VG)

Agent Comments

3 2 1

Price: \$738,000

Method: Private Sale

Date: 29/10/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9070 5095