

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

1/4a Luke Street, Reservoir Vic 3073

Indicative selling price

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

Single price \$695,000

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	3/5 Smith St RESERVOIR 3073	\$630,000	12/02/2026
2	2/25 Haig St RESERVOIR 3073	\$690,000	06/02/2026
3	2/5 Capri Ct RESERVOIR 3073	\$687,000	25/11/2025

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:

05/03/2026 16:06



 3  1  1

Property Type: Unit

Land Size: 331 sqm approx

Agent Comments

Comparable Properties



3/5 Smith St RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$630,000

Method: Private Sale

Date: 12/02/2026

Property Type: Unit



2/25 Haig St RESERVOIR 3073 (REI)

Agent Comments

 3  1  1

Price: \$690,000

Method: Private Sale

Date: 06/02/2026

Property Type: Unit



2/5 Capri Ct RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$687,000

Method: Private Sale

Date: 25/11/2025

Property Type: Unit