

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

2/30 McMahon Road, Reservoir Vic 3073

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$685,000 Property Type Unit Suburb Reservoir

Period - From 01/07/2025 to 30/09/2025 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	5/8-10 Thackeray Rd RESERVOIR 3073	\$690,000	04/09/2025
2	2/62 Rathcown Rd RESERVOIR 3073	\$670,000	29/08/2025
3	2/77 Rathcown Rd RESERVOIR 3073	\$655,000	06/08/2025

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:

09/12/2025 09:34



2
 1
 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median Unit Price

September quarter 2025: \$685,000

Comparable Properties

5/8-10 Thackeray Rd RESERVOIR 3073 (REI)

Agent Comments

2
 1
 1

Price: \$690,000

Method: Private Sale

Date: 04/09/2025

Rooms: 4

Property Type: Townhouse (Res)



2/62 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments

2
 1
 1

Price: \$670,000

Method: Private Sale

Date: 29/08/2025

Property Type: Townhouse (Res)



2/77 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments

2
 1
 1

Price: \$655,000

Method: Sold Before Auction

Date: 06/08/2025

Property Type: Townhouse (Single)

Land Size: 118 sqm approx

Account - Love & Co



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