

## 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

1/11 ERSKINE AVENUE RESERVOIR VIC 3073

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Jan 2025

to

31 Dec 2025

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

1/811 PLENTY ROAD RESERVOIR VIC 3073	\$700,000	15-Oct-25
3/3 KEILOR AVENUE RESERVOIR VIC 3073	\$675,000	26-Aug-25
2/17 MCCOMAS STREET RESERVOIR VIC 3073	\$680,000	01-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: 22 January 2026



**1/811 PLENTY ROAD RESERVOIR  
VIC 3073**

 2  1  1

Sold Price **\$700,000** Sold Date **15-Oct-25**

Distance **0.12km**



**3/3 KEILOR AVENUE RESERVOIR  
VIC 3073**

 2  1  1

Sold Price **\$675,000** Sold Date **26-Aug-25**

Distance **0.46km**



**2/17 MCCOMAS STREET  
RESERVOIR VIC 3073**

 2  1  1

Sold Price **\$680,000** Sold Date **01-Sep-25**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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