

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

2d Taylor Avenue, Reservoir Vic 3073

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$719,000 Property Type Townhouse Suburb Reservoir

Period - From 03/02/2025 to 02/02/2026 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	3/165 Rathcown Rd RESERVOIR 3073	\$635,000	17/12/2025
2	8/8-10 Thackeray Rd RESERVOIR 3073	\$640,000	27/10/2025
3	6/36 Maclagan Cr RESERVOIR 3073	\$620,000	03/09/2025

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:

03/02/2026 12:00



 2  1  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Townhouse Price

03/02/2025 - 02/02/2026: \$719,000

Comparable Properties



3/165 Rathcown Rd RESERVOIR 3073 (REI)

Agent Comments

 2  2  1

Price: \$635,000

Method: Private Sale

Date: 17/12/2025

Rooms: 4

Property Type: Townhouse (Res)



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

Agent Comments

 2  1  1

Price: \$640,000

Method: Sold Before Auction

Date: 27/10/2025

Rooms: 4

Property Type: Townhouse (Res)



6/36 Maclagan Cr RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$620,000

Method: Sold Before Auction

Date: 03/09/2025

Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788