

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

4/1A WILKINSON STREET RESERVOIR VIC 3073

Indicative selling price

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

Single Price

or range
between

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Nov 2024

to

31 Oct 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

3/46 CHALEYER STREET RESERVOIR VIC 3073	\$470,000	11-Nov-25
5/115 RATHCOWN ROAD RESERVOIR VIC 3073	\$479,000	20-Sep-25
3/43 ST VIGEONS ROAD RESERVOIR VIC 3073	\$470,000	04-Oct-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: 14 November 2025



**3/46 CHALEYER STREET
RESERVOIR VIC 3073**

1 1 1

Sold Price ^{RS} **\$470,000** Sold Date **11-Nov-25**

Distance **0.35km**



**5/115 RATHCOWN ROAD
RESERVOIR VIC 3073**

1 1 1

Sold Price ^{RS} **\$479,000** Sold Date **20-Sep-25**

Distance **2.04km**



**3/43 ST VIGEONS ROAD
RESERVOIR VIC 3073**

1 1 1

Sold Price **\$470,000** Sold Date **04-Oct-25**

Distance **2.38km**

RS = Recent sale **UN** = Undisclosed Sale

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