

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

2/55 SESTON 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Oct 2024

to

30 Sep 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

2/7 LODDON AVENUE RESERVOIR VIC 3073	\$660,000	11-Aug-25
3/29 MCCOMAS STREET RESERVOIR VIC 3073	\$695,000	31-Jul-25
2/21 BARWON AVENUE RESERVOIR VIC 3073	\$691,000	14-Jun-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: 30 October 2025

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2/7 LODDON AVENUE RESERVOIR VIC 3073

 2
  2
  1

Sold Price

\$660,000

Sold Date

11-Aug-25

Distance

0.88km

3/29 MCCOMAS STREET RESERVOIR VIC 3073

 2
  2
  1

Sold Price

\$695,000

Sold Date

31-Jul-25

Distance

1km

2/21 BARWON AVENUE RESERVOIR VIC 3073

 2
  2
  1

Sold Price

\$691,000

Sold Date

14-Jun-25

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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