

# 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

1/25 Tambo 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)

Range between \$670,000 & \$720,000

### Median sale price

Median price \$679,000 Property Type Unit Suburb Reservoir

Period - From 01/01/2026 to 31/03/2026 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	2e Carrol St RESERVOIR 3073	\$677,000	08/11/2025
2	2/7b Carrol St RESERVOIR 3073	\$692,000	03/12/2025
3	4/24 Leamington St RESERVOIR 3073	\$730,000	01/02/2026

**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:

22/04/2026 09:50



**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties

2e Carrol St RESERVOIR 3073 (REI/VG)

Agent Comments



**Price:** \$677,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** Townhouse (Res)

2/7b Carrol St RESERVOIR 3073 (REI/VG)

Agent Comments



**Price:** \$692,000

**Method:** Private Sale

**Date:** 03/12/2025

**Property Type:** Townhouse (Res)



4/24 Leamington St RESERVOIR 3073 (REI)

Agent Comments



**Price:** \$730,000

**Method:** Sold Before Auction

**Date:** 01/02/2026

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9070 5095