

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

4/91 Barton Street, Reservoir Vic 3073

Indicative selling price

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

Single price \$725,000

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	1/12 Willoughby St RESERVOIR 3073	\$718,000	29/11/2025
2	6/16-18 Harbury St RESERVOIR 3073	\$720,000	29/11/2025
3	2/95 Cuthbert Rd RESERVOIR 3073	\$720,000	18/12/2025

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:

22/04/2026 16:14



Property Type: Unit

Agent Comments

Comparable Properties



1/12 Willoughby St RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$718,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit

Land Size: 132 sqm approx



6/16-18 Harbury St RESERVOIR 3073 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Unit



2/95 Cuthbert Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 18/12/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9070 5095