

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 8/86-88 Royal Parade, Reservoir Vic 3073

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$720,000 Property Type Townhouse Suburb Reservoir

Period - From 24/04/2025 to 23/04/2026 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	3/63 Kinsale St RESERVOIR 3073	\$478,750	27/02/2026
2	4/75 Barton St RESERVOIR 3073	\$450,000	21/02/2026
3	4/86-88 Royal Pde RESERVOIR 3073	\$460,000	19/02/2026

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: 24/04/2026 11:16

Joe Vicino
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Property Type: Townhouse
(Single)

Agent Comments

1 Bedroom townhouse with upstairs living.

Indicative Selling Price
\$460,000 - \$500,000
Median Townhouse Price
24/04/2025 - 23/04/2026: \$720,000

Comparable Properties



3/63 Kinsale St RESERVOIR 3073 (REI/VG)



Price: \$478,750
Method: Private Sale
Date: 27/02/2026
Property Type: Unit
Land Size: 106 sqm approx

Agent Comments

Similar Location with the same accommodation.



4/75 Barton St RESERVOIR 3073 (REI/VG)



Price: \$450,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit

Agent Comments

Similar Location with the same accommodation.



4/86-88 Royal Pde RESERVOIR 3073 (REI)



Price: \$460,000
Method: Private Sale
Date: 19/02/2026
Property Type: Unit

Agent Comments

Same complex with the same accommodation.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555