

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 74 Strathmerton Street, Reservoir Vic 3073

Indicative selling price

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

Range between \$770,000 & \$820,000

Median sale price

Median price \$1,005,000 Property Type House Suburb Reservoir

Period - From 01/10/2025 to 31/12/2025 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	2/62 Cheddar Rd RESERVOIR 3073	\$800,000	07/02/2026
2	1/96 Whitelaw St RESERVOIR 3073	\$800,000	05/12/2025
3	104a Purinuan Rd RESERVOIR 3073	\$820,000	02/10/2025

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: 25/02/2026 10:08



Property Type: House

Agent Comments

Comparable Properties



2/62 Cheddar Rd RESERVOIR 3073 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Townhouse (Res)



1/96 Whitelaw St RESERVOIR 3073 (REI/VG)

Agent Comments



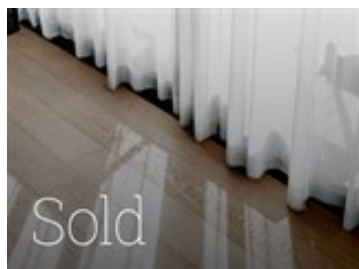
Price: \$800,000

Method: Private Sale

Date: 05/12/2025

Property Type: Townhouse (Single)

Land Size: 703 sqm approx



104a Purinuan Rd RESERVOIR 3073 (REI/VG)

Agent Comments



Price: \$820,000

Method: Sold Before Auction

Date: 02/10/2025

Property Type: Townhouse (Res)