

# 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

3/10 Ramleh Road, 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 \$780,000 & \$825,000

### Median sale price

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

Period - From 19/02/2025 to 18/02/2026 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	2/2 Cool St RESERVOIR 3073	\$826,000	04/02/2026
2	2/26 York St RESERVOIR 3073	\$790,000	04/02/2026
3	4/610 Gilbert Rd RESERVOIR 3073	\$765,000	13/09/2025

**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: 19/02/2026 10:21

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**Indicative Selling Price**

\$780,000 - \$825,000

**Median Townhouse Price**

19/02/2025 - 18/02/2026: \$720,000



 2  1  1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/2 Cool St RESERVOIR 3073 (REI)**

Agent Comments

 2  1  1

**Price:** \$826,000

**Method:**

**Date:** 04/02/2026

**Property Type:** Townhouse (Single)



**2/26 York St RESERVOIR 3073 (REI)**

Agent Comments

 2  2  1

**Price:** \$790,000

**Method:**

**Date:** 04/02/2026

**Property Type:** Townhouse (Single)



**4/610 Gilbert Rd RESERVOIR 3073 (REI)**

Agent Comments

 2  2  1

**Price:** \$765,000

**Method:**

**Date:** 13/09/2025

**Property Type:** Townhouse (Single)

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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