

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

32a Mccoll Street, Reservoir Vic 3073

Indicative selling price

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

Single price

\$999,000

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	9 Faye St RESERVOIR 3073	\$920,000	21/02/2026
2	1/1 Empire St PRESTON 3072	\$1,030,000	04/12/2025
3	1 Eggleton Ct PRESTON 3072	\$1,050,000	23/10/2025

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:

23/02/2026 11:14

Justin Mellar

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Indicative Selling Price

\$999,000

Median House Price

December quarter 2025: \$1,005,000



 3  1  2

Property Type: House (Res)

Land Size: 512 sqm approx

Agent Comments

Comparable Properties



9 Faye St RESERVOIR 3073 (REI)

Agent Comments

 3  2  2

Price: \$920,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



1/1 Empire St PRESTON 3072 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,030,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: House (Res)



1 Eggleton Ct PRESTON 3072 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,050,000

Method: Private Sale

Date: 23/10/2025

Property Type: House (Res)

Land Size: 511 sqm approx

Account - Jellis Craig | P: 03 9403 9300



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