

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

3/154 BROADWAY RESERVOIR VIC 3073

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Reservoir

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

2/8 EVANS CRESCENT RESERVOIR VIC 3073	\$710,000	12-Dec-25
6/26-28 BOLDREWOOD PARADE RESERVOIR VIC 3073	\$720,000	09-Sep-25

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 6 months.

This Statement of Information was prepared on: 21 February 2026

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**2/8 EVANS CRESCENT RESERVOIR
 VIC 3073**

 3  2  2

Sold Price

^{RS}

\$710,000

Sold Date

12-Dec-25

Distance

0.42km



**6/26-28 BOLDREWOOD PARADE
 RESERVOIR VIC 3073**

 3  2  2

Sold Price

\$720,000

Sold Date

09-Sep-25

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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