

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

Range between \$880,000 & \$960,000

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	60 Winter Cr RESERVOIR 3073	\$880,000	23/02/2026
2	12 Ambon St PRESTON 3072	\$935,000	06/03/2026
3	40 Sheila St PRESTON 3072	\$957,500	14/02/2026

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:

24/03/2026 10:16



Property Type: House (Res)

Land Size: 512 sqm approx

Agent Comments

Comparable Properties



60 Winter Cr RESERVOIR 3073 (REI)

Agent Comments



Price: \$880,000

Method: Sold Before Auction

Date: 23/02/2026

Property Type: House (Res)

Land Size: 586 sqm approx



12 Ambon St PRESTON 3072 (REI)

Agent Comments



Price: \$935,000

Method: Sold Before Auction

Date: 06/03/2026

Rooms: 4

Property Type: House (Res)

Land Size: 585 sqm approx



40 Sheila St PRESTON 3072 (REI)

Agent Comments



Price: \$957,500

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)